



Board of County Commissioners

Eva J. Henry - District #1
Charles "Chaz" Tedesco - District #2
Erik Hansen - District #3
Steve O'Doriso - District #4
Jan Pawlowski - 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
November 15, 2016
9:30 AM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. MOTION TO APPROVE AGENDA

4. AWARDS AND PRESENTATIONS

A. Open Space Sales Tax Grant Awards Presentation

5. PUBLIC COMMENT

A. Citizen Communication

B. Elected Officials' Communication

6. CONSENT CALENDAR

- A.** List of Expenditures Under the Dates of October 21-28, 2016
- B.** List of Expenditures Under the Dates of October 31-November 4, 2016
- C.** Minutes of the Commissioners' Proceedings from November 1, 2016
- D.** Resolution Approving the Award of Open Space Grant Awards and Grant Agreements on November 15, 2016
- E.** Resolution Establishing Legal Holidays to be Observed by Adams County Offices in 2017
- F.** Resolution Accepting Deed Conveying Property from Roy J. Marion and Sallie Marion to Adams County for the Dedication of Road Right of Way for Monaghan Road

- G.** Resolution Accepting Deed Conveying Property from 5810 East 77th Avenue, LLC, to Adams County for the Dedication of Road Right of Way for Kenwood Street and East 77th Avenue
- H.** Resolution Accepting Deed Conveying Property from HM Rental 1 LLC, to Adams County for the Dedication of Road Right of Way for Lowell Boulevard
- I.** Resolution Approving an Intergovernmental Agreement for Right-of-Way Maintenance between the City of Brighton and Adams County, Colorado
- J.** Resolution Approving Quit Claim Deed from Adams County to the City of Commerce City for Street Right-of-Way
- K.** Resolution Approving the District Attorney's Diversion Program Juvenile Accountability Block Grant Application with the State of Colorado for State Fiscal Year 2017/2018
- L.** Resolution Continuing Land Use Case #PRC2016-00004 Pomponio Terrace Filing 1 and 2
- M.** Resolution Approving a Notice of Termination of Development Agreements for Prologis, L.P.

7. NEW BUSINESS

A. COUNTY MANAGER

- 1.** Resolutions Approving a Bid Award to Multiple Vendors for Janitorial Supplies, as noted in the following Agenda Items:
 - Resolution Accepting a Bid and Awarding a Pricing Agreement to Hillyard for Janitorial Supplies for Adams County
 - Resolution Accepting a Bid and Awarding a Pricing Agreement to EON Office for Janitorial Supplies for Adams County
 - Resolution Accepting a Bid and Awarding a Pricing Agreement to Veritiv for Janitorial Supplies for Adams County
 - Resolution Accepting a Bid and Awarding a Pricing Agreement to Wrightway Industries for Janitorial Supplies for Adams County
- 2.** Resolution Approving Amendment One to an Agreement between Adams County and Colorado Carpet Center for Additional Services
- 3.** Resolution Approving First Amendment to the Agreement between Adams County and Allied Barton for Security Services
- 4.** Resolution Approving Agreement between Adams County and Tri-County Health to Provide an Early Crisis Intervention Program
- 5.** Resolution Approving Amendment Number One to an Agreement between Adams County and RNL Design for the Architect & Engineering Services for the Adams County Fleet and Transportation Facility

B. COUNTY ATTORNEY

- 1.** Second Reading and Adoption of Adams County Ordinance No. 6: Pet Animal Licensing and Control

8. LAND USE HEARINGS

A. Cases to be Heard

1.

PLN2016-00016 Regulation Amendments

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	1,140,757.31
5	Golf Course Enterprise Fund	4,805.33
6	Equipment Service Fund	26,778.29
7	Stormwater Utility Fund	1,064.12
13	Road & Bridge Fund	425,072.34
19	Insurance Fund	101,392.58
24	Conservation Trust Fund	327.47
27	Open Space Projects Fund	10,882.26
30	Community Dev Block Grant Fund	16,295.01
31	Head Start Fund	8,524.05
34	Comm Services Blk Grant Fund	1,883.19
35	Workforce & Business Center	1,600.00
43	Front Range Airport	246.63
		<u>1,739,628.58</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>
00700719	422130	ABL MANAGEMENT INC	10/21/16	362.65
00700721	91631	ADAMSON POLICE PRODUCTS	10/21/16	940.00
00700722	13027	ADCO ANIMAL SHELTER	10/21/16	157.21
00700724	334777	ALLEN DEBRA JEAN	10/21/16	244.00
00700725	541616	BARRETT JOSHUA	10/21/16	10.00
00700727	331404	BUSINESS EQUIPMENT SERVICE	10/21/16	375.56
00700728	293119	BUZEK, VINCE	10/21/16	65.00
00700729	540224	CHAVEZ RUIZ IRMA	10/21/16	1,760.00
00700730	40398	CINTAS CORPORATION #66	10/21/16	273.42
00700731	278039	COMMUNITY ENTERPRISE	10/21/16	10,000.00
00700732	211773	COX RANCH ORIGINALS	10/21/16	391.27
00700733	47190	DIRECTV	10/21/16	229.39
00700734	540225	FIVE STARS AUTO SALES	10/21/16	100.00
00700735	12689	GALLS LLC	10/21/16	234.99
00700736	293118	GARNER, ROSIE	10/21/16	65.00
00700737	152924	GIBNEY HARRY	10/21/16	65.00
00700738	26333	GRAF TREVOR G	10/21/16	85.32
00700740	90553	HOBBS DALE	10/21/16	210.60
00700741	79260	IDEXX DISTRIBUTION INC	10/21/16	639.99
00700742	192058	LADWIG MICHAEL V MD PC	10/21/16	744.00
00700743	87014	MOLINARO SAM	10/21/16	65.00
00700744	5026	MOSKO STEW	10/21/16	65.00
00700745	13774	NORTH PECOS WATER & SANITATION	10/21/16	61.82
00700746	541615	PEDERSON WHITLEY	10/21/16	130.00
00700747	540221	PUCHI MINDY	10/21/16	650.00
00700748	509284	RADIO ACCOUNTING SERVICE	10/21/16	389.00
00700749	308437	RANDSTAD US LP	10/21/16	1,668.38
00700750	53054	RICHARDSON SHARON	10/21/16	65.00
00700751	750900	ROBBINS MICHAEL A	10/21/16	35.97
00700752	540223	RODRIGUEZ-GUERRA GUILLERMINA	10/21/16	1,860.00
00700754	385142	THOMPSON GREGORY PAUL	10/21/16	65.00
00700755	540222	TORRES JUANA	10/21/16	397.00
00700757	7117	WORLD CONNECTIONS TRAVEL	10/21/16	1,605.50
00700759	91631	ADAMSON POLICE PRODUCTS	10/25/16	845.00
00700760	12012	ALSCO AMERICAN INDUSTRIAL	10/25/16	139.23
00700761	25285	AMERICAN DREAM	10/25/16	116.80

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>
00700762	33944	B C INTERIORS	10/25/16	416.75
00700763	13160	BRIGHTON CITY OF (WATER)	10/25/16	15,956.39
00700764	13160	BRIGHTON CITY OF (WATER)	10/25/16	5,817.80
00700767	32564	CENTER FOR LEADERSHIP STUDIES	10/25/16	4,420.74
00700768	5560	CENTURA HEALTH	10/25/16	1,800.00
00700769	794425	COAST TO COAST COMPUTER PRODUC	10/25/16	411.96
00700770	209334	COLO NATURAL GAS INC	10/25/16	83.53
00700771	2157	COLO OCCUPATIONAL MEDICINE PHY	10/25/16	1,305.00
00700772	252174	COLORADO COMMUNITY MEDIA	10/25/16	192.92
00700773	252174	COLORADO COMMUNITY MEDIA	10/25/16	30.00
00700774	252174	COLORADO COMMUNITY MEDIA	10/25/16	10.24
00700775	13049	COMMUNITY REACH CENTER	10/25/16	20,296.17
00700776	13049	COMMUNITY REACH CENTER	10/25/16	39,798.60
00700777	463378	CONVERGINT TECHNOLOGIES LLC	10/25/16	2,431.00
00700779	509233	DELTA MECHANICAL	10/25/16	38.40
00700780	426149	DOUBLEPORT LLC	10/25/16	670.32
00700781	13410	EASTERN SLOPE RURAL TELEPHONE	10/25/16	89.30
00700782	541231	FINELINE GRAPHICS	10/25/16	2,633.68
00700783	541235	FLORIDA CRIME PREVENTION ASSOC	10/25/16	650.00
00700787	12481	HA MARY N	10/25/16	50.44
00700791	59100	HYDRO RESOURCES	10/25/16	9,245.00
00700793	13565	INTERMOUNTAIN R E A	10/25/16	1,263.74
00700794	77611	KD SERVICE GROUP	10/25/16	5,435.09
00700796	4863	METROWEST NEWSPAPERS	10/25/16	117.76
00700797	4551	NEVE'S UNIFORMS INC	10/25/16	1,247.90
00700798	16428	NICOLETTI-FLATER ASSOCIATES	10/25/16	1,235.00
00700799	538062	PAYAN CONSTRUCTION	10/25/16	90.40
00700800	540397	PECOS PLACE BUILDERS LLC	10/25/16	3,079.70
00700801	163837	PTS OF AMERICA LLC	10/25/16	1,375.30
00700802	44703	QUICKSILVER EXPRESS COURIER	10/25/16	116.04
00700803	50300	RAMIREZ GABRIELLA	10/25/16	354.00
00700804	431519	REGROUP	10/25/16	6,000.00
00700805	481907	SCHEERE MELISSA	10/25/16	37.38
00700806	26297	SENIORS RESOURCE CENTER INC	10/25/16	171.73
00700807	13538	SHRED IT USA LLC	10/25/16	90.00
00700808	506541	SOLAR CITY CORPORATION	10/25/16	100.00

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>
00700809	13932	SOUTH ADAMS WATER & SANITATION	10/25/16	2,080.36
00700810	13932	SOUTH ADAMS WATER & SANITATION	10/25/16	541.45
00700811	13932	SOUTH ADAMS WATER & SANITATION	10/25/16	1,485.91
00700812	13932	SOUTH ADAMS WATER & SANITATION	10/25/16	43.01
00700813	13932	SOUTH ADAMS WATER & SANITATION	10/25/16	22.52
00700814	13932	SOUTH ADAMS WATER & SANITATION	10/25/16	5,597.67
00700817	426167	53 CORPORATION LLC	10/25/16	69,875.54
00700818	5907	AURORA SENTINEL	10/26/16	42.00
00700819	539294	BURNS FIGA & WILL P C	10/26/16	395.00
00700820	252174	COLORADO COMMUNITY MEDIA	10/26/16	40,500.00
00700822	37852	FTI GROUP	10/26/16	661.49
00700823	343447	GONZALES RAYMOND	10/26/16	48.87
00700825	10727	JAN'S ADVERTISING SPECIALTIES	10/26/16	2,295.11
00700828	421756	MORRIS KARLEEN	10/26/16	75.00
00700829	426168	NELSON PARIS ANNE	10/26/16	281.25
00700830	73963	PERKINS COIE LLP	10/26/16	84.00
00700831	181669	RUNBECK ELECTION SERVICES	10/26/16	75,579.00
00700863	526469	BARBA, MORGAN	10/27/16	26.00
00700864	526470	BARNETT, CHASE	10/27/16	125.00
00700865	526483	BLANCKAERT, LAURANA	10/27/16	125.00
00700866	526485	BLOCKER, OLIVIA	10/27/16	2.00
00700867	526493	BOWEN, TRISTAN	10/27/16	132.00
00700868	526495	BOWMAN, SYDNEY	10/27/16	132.00
00700869	526498	BRASHEAR, BRAIDYNNE	10/27/16	133.00
00700870	526500	BRASSINGTON, DEEGAN	10/27/16	7.00
00700871	526502	BROWN, BRYAN	10/27/16	2.00
00700872	526507	BURLESON, LINDSEY	10/27/16	2.00
00700873	526510	BURNEY, VIVIAN	10/27/16	125.00
00700874	526511	BURT, BRADEN	10/27/16	5.00
00700875	526516	CASSIDAY, KATHARINE	10/27/16	5.00
00700876	526531	CORRETTE, GRACE	10/27/16	137.00
00700877	526540	D'EPAGNIER, AMY	10/27/16	7.00
00700878	526542	D'EPAGNIER, JENNIFER	10/27/16	7.00
00700879	526545	DEHN, TORRIE	10/27/16	11.00
00700880	526547	DETERS, EHLA	10/27/16	2.00
00700881	526556	DURLAND, BROOKE	10/27/16	2.00

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>
00700882	526557	DURLAND, MEGAN	10/27/16	3.00
00700883	544496	EADS, ALEXANDER	10/27/16	12.00
00700884	526565	FENLEY, MIKAYLA	10/27/16	10.00
00700885	526585	HARTZELL, AMANDA	10/27/16	2.00
00700886	526587	HAYEN, BAILEY	10/27/16	3.00
00700887	526588	HAYEN, BLAKE	10/27/16	2.00
00700888	526592	HELLMANN, JENNA	10/27/16	2.00
00700889	526596	HIGHTOWER, ELIZABETH	10/27/16	132.00
00700890	526597	HIGHTOWER, ZACHARY	10/27/16	1.00
00700891	526614	JACOBUCCI, JESSICA	10/27/16	3.00
00700892	526622	KENT, HANNA	10/27/16	5.00
00700893	526624	KIEFER, EMMY	10/27/16	125.00
00700894	526642	LAMPO, RACHEAL	10/27/16	55.00
00700895	526643	LANE, VICTORIA	10/27/16	125.00
00700896	526461	LILYBLAD, KENNETH	10/27/16	3.00
00700897	526656	MARRS, MONICA	10/27/16	2.00
00700898	526700	NICKOLAUS, CACIE	10/27/16	5.00
00700899	526706	PANKOSKI, HEIDI	10/27/16	1.00
00700900	526711	PAYAN, YSABEL	10/27/16	3.00
00700901	526714	PENTYCOFE, SAMANTHA	10/27/16	7.00
00700902	526724	PORTERFIELD, PAYTON	10/27/16	1.00
00700903	526739	RIPPE, KYLE	10/27/16	6.00
00700904	526744	ROMO SONNEMAN, SIDNEY	10/27/16	5.00
00700905	526746	ROOT, MELODY	10/27/16	2.00
00700906	526747	ROWAN, CLAIRE	10/27/16	7.00
00700907	526749	RUCH, TAYLOR	10/27/16	125.00
00700908	526754	SAGER, JORDAN	10/27/16	6.00
00700909	526757	SANDOVAL-PINEDA, VANESSA	10/27/16	100.00
00700910	526768	SHELDAHL, ARIANA	10/27/16	7.00
00700911	526787	STEPHENS, ALEYA	10/27/16	6.00
00700912	526788	STEPHENS, KYLE	10/27/16	24.00
00700913	526790	STOLL, KAILYNN	10/27/16	6.00
00700914	526792	SUEPER, HANNAH	10/27/16	7.00
00700915	526801	TORGERSON, BRAYDEN	10/27/16	3.00
00700916	526802	TORGERSON, BROOKE	10/27/16	3.00
00700917	526804	UNDERWOOD, CODY	10/27/16	7.00

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>
00700918	526818	WENZEL, KELSEY	10/27/16	125.00
00700919	433987	ADCO DISTRICT ATTORNEY'S OFFIC	10/27/16	307.01
00700920	334777	ALLEN DEBRA JEAN	10/27/16	166.32
00700923	491318	AMERICAN EAGLE DISTRIBUTING	10/27/16	105.75
00700924	525974	AXIS	10/27/16	855.00
00700925	536392	BALL DAVID A	10/27/16	1,671.04
00700929	426162	CAFASSO ROBYN	10/27/16	288.00
00700930	324471	CAMPBELL KEVIN	10/27/16	17.28
00700931	357946	CAUSBY, JOSEPH	10/27/16	3.00
00700936	5050	COLO DIST ATTORNEY COUNCIL	10/27/16	35.67
00700937	308315	DARCY THEODORE B	10/27/16	150.00
00700939	47723	FEDEX	10/27/16	218.71
00700942	58314	GUTHRIE YVETTE	10/27/16	265.50
00700943	373974	HOLMES DAWN B	10/27/16	4,100.00
00700945	325745	KITTLE NICK T	10/27/16	352.00
00700948	293370	MEDVED DALE DECKER & DEERE LLC	10/27/16	66.00
00700949	202347	MIDDLETON PHOTOGRAPHY	10/27/16	290.00
00700950	22819	MORTECH MFG	10/27/16	468.87
00700951	124449	NMS LABS	10/27/16	35,448.50
00700952	544277	ORTON DEBORA KAY	10/27/16	784.00
00700953	354972	PACE VICKI	10/27/16	49.68
00700954	100332	PERKINELMER GENETICS	10/27/16	50.00
00700956	13538	SHRED IT USA LLC	10/27/16	91.37
00700957	518052	SOUTHERN GLAZER'S WINE & SPIRI	10/27/16	178.10
00700958	51001	SOUTHLAND MEDICAL LLC	10/27/16	1,897.74
00700959	542836	ST LOUIS UNIVERSITY	10/27/16	1,986.00
00700960	93290	STOEFFLER REBECCA E	10/27/16	702.00
00700963	117701	UNIPATH	10/27/16	43.00
00700967	311515	WOODS JAKE	10/27/16	97.20
00700969	422130	ABL MANAGEMENT INC	10/28/16	114.26
00700972	383698	ALLIED BARTON SECURITY SERVICE	10/28/16	1,567.93
00700974	250958	COHEN MILSTEIN SELLERS & TOLL	10/28/16	1,468.88
00700975	59782	COMCOR INC	10/28/16	1,304.79
00700976	46998	COMMUNITY EDUCATION CENTER INC	10/28/16	45.90
00700977	93529	CORRECTIONAL MANAGEMENT INC	10/28/16	1,668.06
00700980	14991	HELTON & WILLIAMSEN PC	10/28/16	741.50

Net Warrants by Fund Detail

1 **General Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00700981	544579	HERRERA ALEXANDER	10/28/16	100.00
00700982	44965	INTERVENTION COMMUNITY CORRECT	10/28/16	14,658.28
00700984	48078	LARIMER COUNTY COMMUNITY CORRE	10/28/16	6,355.59
00700985	42431	MOUNTAIN STATES IMAGING LLC	10/28/16	1,532.82
00700986	308437	RANDSTAD US LP	10/28/16	556.13
00700988	42984	TIME TO CHANGE	10/28/16	706,244.87
			Fund Total	1,140,757.31

Net Warrants by Fund Detail

5Golf Course Enterprise Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00700921	544497	ALPINE ARBORISTS PRO TREE CARE	10/27/16	960.00
00700922	12012	ALSCO AMERICAN INDUSTRIAL	10/27/16	77.14
00700926	8973	C & R ELECTRICAL CONTRACTORS I	10/27/16	378.37
00700927	13206	C P S DISTRIBUTORS INC	10/27/16	319.30
00700928	155080	C&M GOLF & GROUNDS	10/27/16	1,250.01
00700932	25288	CEM LAKE MGMT	10/27/16	460.00
00700940	378252	GCR TIRES AND SERVICE	10/27/16	22.00
00700941	160270	GOLF & SPORT SOLUTIONS	10/27/16	837.35
00700946	11496	L L JOHNSON DIST	10/27/16	501.16
Fund Total				4,805.33

Net Warrants by Fund Detail

6 Equipment Service Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00700720	23962	ACS MANAGEMENT LLC	10/21/16	4,282.50
00700726	527037	BMW OF DENVER	10/21/16	3,412.53
00700753	16237	SAM HILL OIL INC	10/21/16	8,800.77
00700968	11657	A & E TIRE INC	10/28/16	5,584.80
00700970	295403	ABRA AUTO BODY & GLASS	10/28/16	185.00
00700971	23962	ACS MANAGEMENT LLC	10/28/16	356.74
00700987	51962	REX OIL COMPANY	10/28/16	4,155.95
Fund Total				26,778.29

Net Warrants by Fund Detail

7

Stormwater Utility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00700826	480976	LEE BOKIL JIN	10/26/16	1,064.12
			Fund Total	1,064.12

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>
00700739	12812	GROUND ENGINEERING CONSULTANTS	10/21/16	170.00
00700784	22066	GOODLAND CONSTRUCTION	10/25/16	181,041.00
00700786	12812	GROUND ENGINEERING CONSULTANTS	10/25/16	15,967.50
00700790	435508	HUITT-ZOLLARS INC	10/25/16	600.00
00700792	34817	ICON ENGINEERING INC	10/25/16	101,179.53
00700816	283725	UNIVERSAL FIELD SERVICES INC	10/25/16	9,107.20
00700821	434440	FOOTHILLS PAVING & MAINTENANCE	10/26/16	67,439.55
00700824	322747	INTERMOUNTAIN RURAL ELECTRIC A	10/26/16	25.75
00700827	13719	MORGAN COUNTY REA	10/26/16	126.77
00700832	1007	UNITED POWER (UNION REA)	10/26/16	34.00
00700833	1007	UNITED POWER (UNION REA)	10/26/16	193.20
00700834	1007	UNITED POWER (UNION REA)	10/26/16	16.50
00700835	1007	UNITED POWER (UNION REA)	10/26/16	20.11
00700836	1007	UNITED POWER (UNION REA)	10/26/16	17.00
00700837	1007	UNITED POWER (UNION REA)	10/26/16	49.50
00700838	1007	UNITED POWER (UNION REA)	10/26/16	48.49
00700839	1007	UNITED POWER (UNION REA)	10/26/16	23.16
00700840	1007	UNITED POWER (UNION REA)	10/26/16	92.59
00700841	1007	UNITED POWER (UNION REA)	10/26/16	36.00
00700842	1007	UNITED POWER (UNION REA)	10/26/16	88.49
00700843	1007	UNITED POWER (UNION REA)	10/26/16	163.77
00700844	1007	UNITED POWER (UNION REA)	10/26/16	39.57
00700845	1007	UNITED POWER (UNION REA)	10/26/16	122.90
00700846	1007	UNITED POWER (UNION REA)	10/26/16	16.50
00700847	1007	UNITED POWER (UNION REA)	10/26/16	16.50
00700848	1007	UNITED POWER (UNION REA)	10/26/16	33.00
00700849	1007	UNITED POWER (UNION REA)	10/26/16	48.82
00700850	1007	UNITED POWER (UNION REA)	10/26/16	48.49
00700851	13822	XCEL ENERGY	10/26/16	74.31
00700852	13822	XCEL ENERGY	10/26/16	119.18
00700853	13822	XCEL ENERGY	10/26/16	294.64
00700854	13822	XCEL ENERGY	10/26/16	294.83
00700855	13822	XCEL ENERGY	10/26/16	91.80
00700856	13822	XCEL ENERGY	10/26/16	29.41
00700857	13822	XCEL ENERGY	10/26/16	1,174.01
00700858	13822	XCEL ENERGY	10/26/16	242.34

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>
00700859	13822	XCEL ENERGY	10/26/16	28,143.82
00700860	13822	XCEL ENERGY	10/26/16	2,914.17
00700861	13822	XCEL ENERGY	10/26/16	3.01
00700862	13822	XCEL ENERGY	10/26/16	212.93
00700979	354424	H&A CONCRETE SAWING INC	10/28/16	14,712.00
Fund Total				425,072.34

Net Warrants by Fund Detail

19Insurance Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00700758	354127	ADAMS COUNTY CLERK	10/25/16	320.00
00700766	419839	CAREHERE LLC	10/25/16	30,752.00
00700778	483426	CUTTING JESSICA L	10/25/16	161.37
00700789	515095	HAYS COMPANIES	10/25/16	9,583.33
00700815	37507	UNITED HEALTHCARE	10/25/16	2,253.96
00700944	8031	JUDICIAL ARBITER GROUP INC	10/27/16	7,527.00
00700973	419839	CAREHERE LLC	10/28/16	40,609.92
00700978	433728	FITQUEST INC	10/28/16	5,685.00
00700983	8153	JEFFERSON COUNTY PUBLIC SCHOOL	10/28/16	4,500.00
Fund Total				101,392.58

Net Warrants by Fund Detail

24

Conservation Trust Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00700723	13074	ALBERT FREI & SONS INC	10/21/16	327.47
Fund Total				327.47

Net Warrants by Fund Detail

27

Open Space Projects Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00700756	1007	UNITED POWER (UNION REA)	10/21/16	46.26
00700785	12032	GORDON SIGN CO	10/25/16	4,956.00
00700947	13635	LOWER CLEAR CREEK DITCH	10/27/16	5,880.00
Fund Total				10,882.26

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>
00700938	13456	FEDERAL HEIGHTS CITY OF	10/27/16	16,295.01
			Fund Total	16,295.01

Net Warrants by Fund Detail

31Head Start Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00700933	166025	CHILDRENS HOSPITAL	10/27/16	230.00
00700934	33480	COLO BUREAU OF INVESTIGATION	10/27/16	39.50
00700935	33480	COLO BUREAU OF INVESTIGATION	10/27/16	158.00
00700961	13770	SYSCO DENVER	10/27/16	4,554.79
00700962	362358	THRIVE CENTER	10/27/16	175.00
00700964	412607	VALERIO ALEJANDR ARMENTA	10/27/16	35.75
00700965	28573	VERIZON WIRELESS	10/27/16	1,235.61
00700966	31360	WESTMINSTER PRESBYTERIAN CHURC	10/27/16	2,095.40
			Fund Total	8,524.05

Net Warrants by Fund Detail

34

Comm Services Blk Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00700795	56456	LUTHERAN FAMILY SERVICES	10/25/16	1,883.19
Fund Total				1,883.19

Net Warrants by Fund Detail

35

Workforce & Business Center

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00700765	450030	BUENO MICHELLE ELAINE	10/25/16	1,600.00
			Fund Total	1,600.00

Net Warrants by Fund Detail

43

Front Range Airport

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00700788	357695	HACKER SAMANTHA	10/25/16	79.38
00700955	366395	RUPPEL DAVID	10/27/16	167.25
Fund Total				246.63

County of Adams
Net Warrants by Fund Detail

Grand Total 1,739,628.58

County of Adams
Vendor Payment Report

<u>4302</u>	<u>Airport Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Mileage Reimbursements					
	HACKER SAMANTHA	00043	880471	264500	10/25/16	<u>79.38</u>
					Account Total	<u>79.38</u>
					Department Total	<u><u>79.38</u></u>

County of Adams
Vendor Payment Report

<u>2051</u>	<u>ANS - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Animal Control/Shelter					
	BARRETT JOSHUA	00001	880414	264428	10/21/16	10.00
	HERRERA ALEXANDER	00001	881070	264753	10/28/16	100.00
	PEDERSON WHITLEY	00001	880415	264428	10/21/16	130.00
					Account Total	240.00
	Temporary Labor					
	RANDSTAD US LP	00001	880410	264428	10/21/16	741.50
	RANDSTAD US LP	00001	880412	264428	10/21/16	926.88
	RANDSTAD US LP	00001	881069	264753	10/28/16	556.13
					Account Total	2,224.51
					Department Total	2,464.51

County of Adams
Vendor Payment Report

<u>2054</u>	<u>ANS - Volunteer</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	ADCO ANIMAL SHELTER	00001	880395	264428	10/21/16	<u>157.21</u>
					Account Total	<u>157.21</u>
					Department Total	<u><u>157.21</u></u>

County of Adams
Vendor Payment Report

<u>1024</u>	<u>Budget Office</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Legal Notices					
	COLORADO COMMUNITY MEDIA	00001	880469	264500	10/25/16	<u>10.24</u>
					Account Total	<u>10.24</u>
					Department Total	<u><u>10.24</u></u>

County of Adams
Vendor Payment Report

<u>3064</u>	<u>Building Safety</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Permits					
	AMERICAN DREAM	00001	880304	264352	10/20/16	116.80
	DELTA MECHANICAL	00001	880306	264352	10/20/16	38.40
	PAYAN CONSTRUCTION	00001	880308	264352	10/20/16	90.40
	SOLAR CITY CORPORATION	00001	880309	264352	10/20/16	100.00
					Account Total	345.60
					Department Total	345.60

County of Adams
Vendor Payment Report

<u>3060</u>	<u>Code Compliance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Legal Notices					
	COLORADO COMMUNITY MEDIA	00001	880305	264352	10/20/16	<u>192.92</u>
					Account Total	<u>192.92</u>
					Department Total	<u><u>192.92</u></u>

County of Adams
Vendor Payment Report

<u>9275</u>	<u>Community Corrections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Business Meetings					
	ABL MANAGEMENT INC	00001	881027	264753	10/28/16	<u>114.26</u>
					Account Total	<u>114.26</u>
					Department Total	<u><u>114.26</u></u>

County of Adams
Vendor Payment Report

<u>1033</u>	<u>Community Transit</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Community Transit Services					
	SENIORS RESOURCE CENTER INC	00001	880447	264500	10/24/16	<u>171.73</u>
					Account Total	<u>171.73</u>
					Department Total	<u><u>171.73</u></u>

County of Adams
Vendor Payment Report

<u>1013</u>	<u>County Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Consultant Services					
	BURNS FIGA & WILL P C	00001	880210	264341	10/20/16	395.00
	NELSON PARIS ANNE	00001	880212	264341	10/20/16	281.25
	PERKINS COIE LLP	00001	880211	264341	10/20/16	84.00
					Account Total	<u>760.25</u>
					Department Total	<u><u>760.25</u></u>

County of Adams
Vendor Payment Report

<u>2031</u>	<u>County Coroner</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	HOLMES DAWN B	00001	880458	264505	10/24/16	4,100.00
					Account Total	4,100.00
	Operating Supplies					
	SOUTHLAND MEDICAL LLC	00001	880454	264505	10/24/16	1,897.74
					Account Total	1,897.74
	Other Communications					
	MORTECH MFG	00001	880465	264505	10/24/16	468.87
					Account Total	468.87
	Other Professional Serv					
	AXIS	00001	880456	264505	10/24/16	285.00
	AXIS	00001	880462	264505	10/24/16	285.00
	AXIS	00001	880463	264505	10/24/16	285.00
	FEDEX	00001	880466	264505	10/24/16	218.71
	NMS LABS	00001	880455	264505	10/24/16	14,474.50
	NMS LABS	00001	880457	264505	10/24/16	20,974.00
	ORTON DEBORA KAY	00001	880486	264561	10/25/16	784.00
	PERKINELMER GENETICS	00001	880453	264505	10/24/16	50.00
	SHRED IT USA LLC	00001	880467	264505	10/24/16	91.37
	ST LOUIS UNIVERSITY	00001	880459	264505	10/24/16	1,986.00
	STOEFLER REBECCA E	00001	880461	264505	10/24/16	702.00
	UNIPATH	00001	880464	264505	10/24/16	43.00
					Account Total	40,178.58
	Public Relations					
	MIDDLETON PHOTOGRAPHY	00001	880460	264505	10/24/16	290.00
					Account Total	290.00
					Department Total	46,935.19

County of Adams
Vendor Payment Report

<u>1012</u>	<u>County Manager</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Business Meetings					
	GONZALES RAYMOND	00001	880541	264603	10/26/16	<u>48.87</u>
					Account Total	<u>48.87</u>
					Department Total	<u><u>48.87</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>
	Advertising					
	COLORADO COMMUNITY MEDIA	00001	880542	264606	10/26/16	40,500.00
					Account Total	40,500.00
	Subscrip/Publications					
	AURORA SENTINEL	00001	880540	264606	10/26/16	42.00
					Account Total	42.00
					Department Total	<u>40,542.00</u>

County of Adams
Vendor Payment Report

<u>1052</u>	<u>Criminal Justice Coord Council</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Mileage Reimbursements					
	ALLEN DEBRA JEAN	00001	880777	264697	10/27/16	166.32
					Account Total	166.32
	Travel & Transportation					
	ALLEN DEBRA JEAN	00001	880396	264428	10/21/16	244.00
					Account Total	244.00
					Department Total	<u>410.32</u>

County of Adams
Vendor Payment Report

<u>941015</u>	<u>CDBG PY2015-16</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Inst.-Pgm. Cst					
	FEDERAL HEIGHTS CITY OF	00030	880483	264559	10/25/16	16,295.01
					Account Total	16,295.01
					Department Total	16,295.01

County of Adams
Vendor Payment Report

<u>1094</u>	<u>CED Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	SCHEERE MELISSA	00001	880446	264500	10/24/16	<u>37.38</u>
					Account Total	<u>37.38</u>
					Department Total	<u><u>37.38</u></u>

County of Adams
Vendor Payment Report

<u>1022</u>	<u>CLK Elections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Legal Notices					
	METROWEST NEWSPAPERS	00001	880319	264360	10/20/16	117.76
					Account Total	117.76
	Subscrip/Publications					
	COLORADO COMMUNITY MEDIA	00001	880320	264360	10/20/16	30.00
					Account Total	30.00
	Telephone					
	EASTERN SLOPE RURAL TELEPHONE	00001	880318	264360	10/20/16	89.30
					Account Total	89.30
					Department Total	237.06

County of Adams
Vendor Payment Report

<u>1023</u>	<u>CLK Motor Vehicle</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Destruction of Records					
	SHRED IT USA LLC	00001	880321	264360	10/20/16	90.00
					Account Total	90.00
	Mileage Reimbursements					
	HOBBS DALE	00001	880378	264419	10/21/16	210.60
					Account Total	210.60
	Operating Supplies					
	ALSCO AMERICAN INDUSTRIAL	00001	880311	264360	10/20/16	26.89
	ALSCO AMERICAN INDUSTRIAL	00001	880312	264360	10/20/16	26.89
	ALSCO AMERICAN INDUSTRIAL	00001	880313	264360	10/20/16	18.41
	ALSCO AMERICAN INDUSTRIAL	00001	880314	264360	10/20/16	16.21
	ALSCO AMERICAN INDUSTRIAL	00001	880315	264360	10/20/16	18.41
	ALSCO AMERICAN INDUSTRIAL	00001	880316	264360	10/20/16	16.21
	ALSCO AMERICAN INDUSTRIAL	00001	880317	264360	10/20/16	16.21
					Account Total	139.23
					Department Total	439.83

County of Adams
Vendor Payment Report

<u>951016</u>	<u>CSBG</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	LUTHERAN FAMILY SERVICES	00034	880448	264500	10/24/16	<u>1,883.19</u>
					Account Total	<u>1,883.19</u>
					Department Total	<u><u>1,883.19</u></u>

County of Adams
Vendor Payment Report

<u>6021</u>	<u>CT- Trails- Plan/Design Const</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Infrastruc Rep & Maint					
	ALBERT FREI & SONS INC	00024	880104	264236	10/18/16	<u>327.47</u>
					Account Total	<u>327.47</u>
					Department Total	<u><u>327.47</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>
	Business Meetings					
	COLO DIST ATTORNEY COUNCIL	00001	880532	264564	10/25/16	35.67
					Account Total	35.67
	Mileage Reimbursements					
	PACE VICKI	00001	880535	264564	10/25/16	49.68
	WOODS JAKE	00001	880536	264564	10/25/16	97.20
					Account Total	146.88
	Travel & Transportation					
	CAFASSO ROBYN	00001	880531	264564	10/25/16	288.00
	DARCY THEODORE B	00001	880533	264564	10/25/16	150.00
	GUTHRIE YVETTE	00001	880534	264564	10/25/16	265.50
					Account Total	703.50
	Witness Fees					
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	880530	264564	10/25/16	68.50
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	880530	264564	10/25/16	42.53
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	880530	264564	10/25/16	101.34
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	880530	264564	10/25/16	46.65
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	880530	264564	10/25/16	47.99
					Account Total	307.01
					Department Total	<u>1,193.06</u>

County of Adams
Vendor Payment Report

<u>2041</u>	<u>Emerg Mngt-Administraion</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Maintenance Contracts					
	REGROUP	00001	880310	264352	10/20/16	<u>6,000.00</u>
					Account Total	<u>6,000.00</u>
					Department Total	<u><u>6,000.00</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					
	A & E TIRE INC	00006	881060	264750	10/28/16	1,722.72
	A & E TIRE INC	00006	881061	264750	10/28/16	3,062.34
	A & E TIRE INC	00006	881062	264750	10/28/16	616.44
	A & E TIRE INC	00006	881063	264750	10/28/16	183.30
	ABRA AUTO BODY & GLASS	00006	881066	264750	10/28/16	160.00
	ABRA AUTO BODY & GLASS	00006	881067	264750	10/28/16	25.00
	ACS MANAGEMENT LLC	00006	880401	264429	10/21/16	4,282.50
	BMW OF DENVER	00006	880398	264429	10/21/16	3,412.53
	REX OIL COMPANY	00006	881064	264750	10/28/16	348.00
	REX OIL COMPANY	00006	881065	264750	10/28/16	3,807.95
	SAM HILL OIL INC	00006	880400	264429	10/21/16	8,800.77
					Account Total	<u>26,421.55</u>
					Department Total	<u><u>26,421.55</u></u>

County of Adams
Vendor Payment Report

<u>1014</u>	<u>Finance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	FTI GROUP	00001	880545	264608	10/26/16	<u>661.49</u>
					Account Total	<u>661.49</u>
					Department Total	<u><u>661.49</u></u>

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>
	Business Meetings					
	HA MARY N	00001	880470	264500	10/25/16	6.00
					Account Total	6.00
	Mileage Reimbursements					
	CAMPBELL KEVIN	00001	880779	264697	10/27/16	17.28
	HA MARY N	00001	880468	264500	10/25/16	44.44
					Account Total	61.72
					Department Total	67.72

County of Adams
Vendor Payment Report

<u>9111</u>	<u>Fleet- Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Radio Repairs/ Cell Phones					
	ACS MANAGEMENT LLC	00006	880548	264616	10/26/16	<u>356.74</u>
					Account Total	<u>356.74</u>
					Department Total	<u><u>356.74</u></u>

County of Adams
Vendor Payment Report

<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Travel & Transportation					
	BALL DAVID A	00001	880778	264697	10/27/16	1,671.04
					Account Total	1,671.04
					Department Total	1,671.04

County of Adams
Vendor Payment Report

<u>1075</u>	<u>FO - Administration 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=6681	00001	880435	264476	10/07/16	1,263.74
	Energy Cap Bill ID=6682	00001	880436	264476	10/11/16	83.53
					Account Total	<u>1,347.27</u>
					Department Total	<u><u>1,347.27</u></u>

County of Adams
Vendor Payment Report

<u>1114</u>	<u>FO - District Attorney Bldg.</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=6680	00001	880438	264476	10/07/16	<u>5,817.80</u>
					Account Total	<u>5,817.80</u>
					Department Total	<u><u>5,817.80</u></u>

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>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=6674	00001	880431	264476	10/13/16	1,485.91
	Energy Cap Bill ID=6676	00001	880432	264476	10/13/16	43.01
	Energy Cap Bill ID=6677	00001	880433	264476	10/13/16	22.52
					Account Total	<u>1,551.44</u>
					Department Total	<u><u>1,551.44</u></u>

County of Adams
Vendor Payment Report

<u>1067</u>	<u>FO - Human Service Building</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=6679	00001	880429	264476	10/04/16	<u>2,080.36</u>
					Account Total	<u>2,080.36</u>
					Department Total	<u><u>2,080.36</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>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=6683	00001	880434	264476	10/07/16	15,956.39
					Account Total	15,956.39
					Department Total	15,956.39

County of Adams
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<u>1076</u>	<u>FO-Adams County Service Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=6675	00001	880437	264476	10/13/16	<u>5,597.67</u>
					Account Total	<u>5,597.67</u>
					Department Total	<u><u>5,597.67</u></u>

County of Adams
Vendor Payment Report

<u>1069</u>	<u>FO-Animal Shelter Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=6678	00001	880430	264476	10/04/16	<u>541.45</u>
					Account Total	<u>541.45</u>
					Department Total	<u><u>541.45</u></u>

County of Adams
Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ADAMSON POLICE PRODUCTS	00001	880324	264365	10/20/16	765.00
	ADAMSON POLICE PRODUCTS	00001	880324	264365	10/20/16	80.00
	ALLIED BARTON SECURITY SERVICE	00001	881057	264750	10/28/16	1,567.93
	AMERICAN EAGLE DISTRIBUTING	00001	880794	264704	10/27/16	105.75
	CENTER FOR LEADERSHIP STUDIES	00001	880418	264365	10/21/16	2,709.30
	CENTER FOR LEADERSHIP STUDIES	00001	880419	264365	10/21/16	1,585.70
	CENTER FOR LEADERSHIP STUDIES	00001	880419	264365	10/21/16	125.74
	CINTAS CORPORATION #66	00001	880404	264429	10/21/16	136.71
	CINTAS CORPORATION #66	00001	880405	264429	10/21/16	136.71
	COHEN MILSTEIN SELLERS & TOLL	00001	881053	264750	10/28/16	1,468.88
	COMCOR INC	00001	881037	264750	10/28/16	1,304.79
	COMMUNITY EDUCATION CENTER INC	00001	881040	264750	10/28/16	45.90
	COMMUNITY REACH CENTER	00001	880326	264365	10/20/16	20,296.17
	COMMUNITY REACH CENTER	00001	880354	264365	10/21/16	20,296.17
	COMMUNITY REACH CENTER	00001	880354	264365	10/21/16	19,502.43
	CONVERGINT TECHNOLOGIES LLC	00001	880416	264365	10/21/16	2,431.00
	CORRECTIONAL MANAGEMENT INC	00001	881035	264750	10/28/16	1,220.61
	CORRECTIONAL MANAGEMENT INC	00001	881036	264750	10/28/16	447.45
	FITQUEST INC	00001	881068	264750	10/28/16	5,685.00
	HELTON & WILLIAMSEN PC	00001	881056	264750	10/28/16	741.50
	HYDRO RESOURCES	00001	880472	264502	10/25/16	9,245.00
	IDEXX DISTRIBUTION INC	00001	880406	264429	10/21/16	25.89
	IDEXX DISTRIBUTION INC	00001	880407	264429	10/21/16	374.40
	IDEXX DISTRIBUTION INC	00001	880408	264429	10/21/16	239.70
	INTERVENTION COMMUNITY CORRECT	00001	881041	264750	10/28/16	4,419.45
	INTERVENTION COMMUNITY CORRECT	00001	881042	264750	10/28/16	210.45
	INTERVENTION COMMUNITY CORRECT	00001	881043	264750	10/28/16	1,304.79
	INTERVENTION COMMUNITY CORRECT	00001	881044	264750	10/28/16	5,008.71
	INTERVENTION COMMUNITY CORRECT	00001	881045	264750	10/28/16	2,609.58
	INTERVENTION COMMUNITY CORRECT	00001	881046	264750	10/28/16	1,105.30
	JAN'S ADVERTISING SPECIALTIES	00001	880543	264607	10/26/16	2,295.11
	KD SERVICE GROUP	00001	880362	264365	10/21/16	175.79
	KD SERVICE GROUP	00001	880362	264365	10/21/16	194.21
	KD SERVICE GROUP	00001	880363	264365	10/21/16	1,058.40
	KD SERVICE GROUP	00001	880364	264365	10/21/16	741.90

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	KD SERVICE GROUP	00001	880365	264365	10/21/16	644.51
	KD SERVICE GROUP	00001	880366	264365	10/21/16	2,620.28
	LARIMER COUNTY COMMUNITY CORRE	00001	881052	264750	10/28/16	1,162.94
	LARIMER COUNTY COMMUNITY CORRE	00001	881052	264750	10/28/16	2,204.26
	LARIMER COUNTY COMMUNITY CORRE	00001	881047	264750	10/28/16	1,304.79
	LARIMER COUNTY COMMUNITY CORRE	00001	881048	264750	10/28/16	378.81
	LARIMER COUNTY COMMUNITY CORRE	00001	881050	264750	10/28/16	1,304.79
	MOUNTAIN STATES IMAGING LLC	00001	881058	264750	10/28/16	1,532.82
	NEVE'S UNIFORMS INC	00001	880367	264365	10/21/16	385.80
	NEVE'S UNIFORMS INC	00001	880368	264365	10/21/16	256.75
	NEVE'S UNIFORMS INC	00001	880369	264365	10/21/16	29.95
	NEVE'S UNIFORMS INC	00001	880370	264365	10/21/16	287.70
	NEVE'S UNIFORMS INC	00001	880371	264365	10/21/16	140.85
	NEVE'S UNIFORMS INC	00001	880377	264365	10/21/16	146.85
	NICOLETTI-FLATER ASSOCIATES	00001	880417	264365	10/21/16	1,235.00
	PTS OF AMERICA LLC	00001	880373	264365	10/21/16	808.35
	PTS OF AMERICA LLC	00001	880375	264365	10/21/16	566.95
	RAMIREZ GABRIELLA	00001	880376	264365	10/21/16	185.00
	RAMIREZ GABRIELLA	00001	880376	264365	10/21/16	169.00
	RUNBECK ELECTION SERVICES	00001	880544	264607	10/26/16	75,579.00
	TIME TO CHANGE	00001	881028	264750	10/28/16	290,000.00
	TIME TO CHANGE	00001	881028	264750	10/28/16	142,596.39
	TIME TO CHANGE	00001	881029	264750	10/28/16	28,468.44
	TIME TO CHANGE	00001	881030	264750	10/28/16	79,692.03
	TIME TO CHANGE	00001	881031	264750	10/28/16	95,796.84
	TIME TO CHANGE	00001	881032	264750	10/28/16	1,304.79
	TIME TO CHANGE	00001	881033	264750	10/28/16	59,010.18
	TIME TO CHANGE	00001	881034	264750	10/28/16	9,376.20
	53 CORPORATION LLC	00001	880451	264502	10/24/16	73,553.20
					Account Total	<u>980,403.89</u>
	Retainages Payable					
	53 CORPORATION LLC	00001	880451	264502	10/24/16	3,677.66-
					Account Total	<u>3,677.66-</u>
					Department Total	<u><u>976,726.23</u></u>

County of Adams
Vendor Payment Report

<u>5026</u>	<u>Golf Course- Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grounds Maintenance					
	C & R ELECTRICAL CONTRACTORS I	00005	880728	264685	10/27/16	378.37
	C P S DISTRIBUTORS INC	00005	880729	264685	10/27/16	319.30
	CEM LAKE MGMT	00005	880726	264685	10/27/16	460.00
	GOLF & SPORT SOLUTIONS	00005	880731	264685	10/27/16	452.53
	GOLF & SPORT SOLUTIONS	00005	880732	264685	10/27/16	384.82
	L L JOHNSON DIST	00005	880733	264685	10/27/16	139.20
	L L JOHNSON DIST	00005	880734	264685	10/27/16	67.04
	L L JOHNSON DIST	00005	880735	264685	10/27/16	559.09
					Account Total	2,760.35
	Other Repair & Maint					
	ALPINE ARBORISTS PRO TREE CARE	00005	880723	264685	10/27/16	960.00
					Account Total	960.00
	Repair & Maint Supplies					
	ALSCO AMERICAN INDUSTRIAL	00005	880724	264685	10/27/16	38.57
	ALSCO AMERICAN INDUSTRIAL	00005	880725	264685	10/27/16	38.57
					Account Total	77.14
	Vehicle Parts & Supplies					
	C&M GOLF & GROUNDS	00005	880727	264685	10/27/16	1,250.01
	GCR TIRES AND SERVICE	00005	880730	264685	10/27/16	22.00
	L L JOHNSON DIST	00005	880736	264685	10/27/16	133.08-
	L L JOHNSON DIST	00005	880737	264685	10/27/16	131.09-
					Account Total	1,007.84
					Department Total	4,805.33

County of Adams
Vendor Payment Report

<u>1099</u>	<u>GF- Human Service Grants</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	COMMUNITY ENTERPRISE	00001	880337	264403	10/21/16	<u>10,000.00</u>
					Account Total	<u>10,000.00</u>
					Department Total	<u><u>10,000.00</u></u>

County of Adams
Vendor Payment Report

<u>1015</u>	<u>Human Resources- Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Messenger/Delivery Service					
	QUICKSILVER EXPRESS COURIER	00001	880380	264423	10/21/16	<u>116.04</u>
					Account Total	<u>116.04</u>
					Department Total	<u><u>116.04</u></u>

County of Adams
Vendor Payment Report

<u>935117</u>	<u>HHS Grant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	WESTMINSTER PRESBYTERIAN CHURC	00031	880427	264471	10/24/16	2,095.40
					Account Total	2,095.40
	Education & Training					
	CHILDRENS HOSPITAL	00031	880421	264471	10/24/16	230.00
	THRIVE CENTER	00031	880425	264471	10/24/16	175.00
					Account Total	405.00
	HS Parent Activity Expenses					
	SYSCO DENVER	00031	880423	264471	10/24/16	390.57
	SYSCO DENVER	00031	880428	264471	10/24/16	366.06
	VALERIO ALEJANDR ARMENTA	00031	880420	264471	10/24/16	35.75
					Account Total	792.38
	Operating Supplies					
	SYSCO DENVER	00031	880423	264471	10/24/16	3,798.16
					Account Total	3,798.16
	Other Communications					
	VERIZON WIRELESS	00031	880426	264471	10/24/16	932.91
	VERIZON WIRELESS	00031	880426	264471	10/24/16	302.70
					Account Total	1,235.61
	Other Professional Serv					
	COLO BUREAU OF INVESTIGATION	00031	880422	264471	10/24/16	39.50
	COLO BUREAU OF INVESTIGATION	00031	880439	264471	10/24/16	158.00
					Account Total	197.50
					Department Total	<u>8,524.05</u>

County of Adams
Vendor Payment Report

<u>8622</u>	<u>Insurance -Benefits & Wellness</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	UNITED HEALTHCARE	00019	880382	264423	10/21/16	1,470.60
					Account Total	1,470.60
	Medical Services					
	CUTTING JESSICA L	00019	880379	264423	10/21/16	161.37
	UNITED HEALTHCARE	00019	880381	264423	10/21/16	783.36
					Account Total	944.73
					Department Total	<u>2,415.33</u>

County of Adams
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<u>19</u>	<u>Insurance Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	CAREHERE LLC	00019	880475	264502	10/25/16	17,480.00
	CAREHERE LLC	00019	880475	264502	10/25/16	13,272.00
	CAREHERE LLC	00019	881054	264750	10/28/16	81.83
	CAREHERE LLC	00019	881054	264750	10/28/16	481.50
	CAREHERE LLC	00019	881054	264750	10/28/16	3,505.12
	CAREHERE LLC	00019	881054	264750	10/28/16	21,857.60
	CAREHERE LLC	00019	881054	264750	10/28/16	14,683.87
	HAYS COMPANIES	00019	880473	264502	10/25/16	9,583.33
	JEFFERSON COUNTY PUBLIC SCHOOL	00019	881013	264750	10/28/16	4,500.00
					Account Total	85,445.25
					Department Total	85,445.25

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<u>8611</u>	<u>Insurance- Property/Casualty</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	General Liab - Other than Prop					
	ADAMS COUNTY CLERK	00019	880399	264430	10/21/16	320.00
	JUDICIAL ARBITER GROUP INC	00019	880705	264683	10/27/16	4,000.00
	JUDICIAL ARBITER GROUP INC	00019	880707	264683	10/27/16	3,527.00
					Account Total	7,847.00
					Department Total	7,847.00

County of Adams
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<u>1190</u>	<u>One-Stop Customer Service Cent</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	DOUBLEPORT LLC	00001	880307	264352	10/20/16	<u>670.32</u>
					Account Total	<u>670.32</u>
					Department Total	<u><u>670.32</u></u>

County of Adams
Vendor Payment Report

<u>6107</u>	<u>Open Space Projects</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	UNITED POWER (UNION REA)	00027	880108	264236	10/18/16	46.26
					Account Total	46.26
	Special Assessment Payments					
	LOWER CLEAR CREEK DITCH	00027	880774	264697	10/27/16	5,880.00
					Account Total	5,880.00
					Department Total	<u>5,926.26</u>

County of Adams
Vendor Payment Report

<u>27</u>	<u>Open Space Projects Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg GORDON SIGN CO	00027	880450	264502	10/24/16	4,956.00
					Account Total	4,956.00
					Department Total	4,956.00

County of Adams
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<u>9250</u>	<u>Perf. Innov. & Sust Program</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Travel & Transportation					
	KITTLE NICK T	00001	880780	264697	10/27/16	<u>352.00</u>
					Account Total	<u>352.00</u>
					Department Total	<u><u>352.00</u></u>

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Vendor Payment Report

<u>5010</u>	<u>PKS- Fair & Special Events</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Fair Expenses-General					
	BARBA, MORGAN	00001	880632	264680	10/27/16	26.00
	BARNETT, CHASE	00001	880633	264680	10/27/16	125.00
	BLANCKAERT, LAURANA	00001	880634	264680	10/27/16	125.00
	BLOCKER, OLIVIA	00001	880635	264680	10/27/16	2.00
	BOWEN, TRISTAN	00001	880636	264680	10/27/16	132.00
	BOWMAN, SYDNEY	00001	880637	264680	10/27/16	132.00
	BRASHEAR, BRAIDYNNE	00001	880638	264680	10/27/16	133.00
	BRASSINGTON, DEEGAN	00001	880639	264680	10/27/16	7.00
	BROWN, BRYAN	00001	880640	264680	10/27/16	2.00
	BURLESON, LINDSEY	00001	880641	264680	10/27/16	2.00
	BURNEY, VIVIAN	00001	880642	264680	10/27/16	125.00
	BURT, BRADEN	00001	880643	264680	10/27/16	5.00
	CASSIDAY, KATHARINE	00001	880644	264680	10/27/16	5.00
	CAUSBY, JOSEPH	00001	880791	264697	10/27/16	3.00
	CORRETTE, GRACE	00001	880645	264680	10/27/16	137.00
	COX RANCH ORIGINALS	00001	880105	264236	10/18/16	391.27
	D'EPAGNIER, AMY	00001	880646	264680	10/27/16	7.00
	D'EPAGNIER, JENNIFER	00001	880647	264680	10/27/16	7.00
	DEHN, TORRIE	00001	880648	264680	10/27/16	11.00
	DETERS, EHLA	00001	880649	264680	10/27/16	2.00
	DURLAND, BROOKE	00001	880650	264680	10/27/16	2.00
	DURLAND, MEGAN	00001	880651	264680	10/27/16	3.00
	EADS, ALEXANDER	00001	880652	264680	10/27/16	12.00
	FENLEY, MIKAYLA	00001	880653	264680	10/27/16	10.00
	HARTZELL, AMANDA	00001	880654	264680	10/27/16	2.00
	HAYEN, BAILEY	00001	880655	264680	10/27/16	3.00
	HAYEN, BLAKE	00001	880656	264680	10/27/16	2.00
	HELLMANN, JENNA	00001	880657	264680	10/27/16	2.00
	HIGHTOWER, ELIZABETH	00001	880658	264680	10/27/16	132.00
	HIGHTOWER, ZACHARY	00001	880659	264680	10/27/16	1.00
	JACOBUCCI, JESSICA	00001	880660	264680	10/27/16	3.00
	KENT, HANNA	00001	880661	264680	10/27/16	5.00
	KIEFER, EMMY	00001	880662	264680	10/27/16	125.00
	LAMPO, RACHEAL	00001	880663	264680	10/27/16	55.00
	LANE, VICTORIA	00001	880664	264680	10/27/16	125.00

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<u>5010</u>	<u>PKS- Fair & Special Events</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	LILYBLAD, KENNETH	00001	880631	264680	10/27/16	3.00
	MARRS, MONICA	00001	880665	264680	10/27/16	2.00
	NICKOLAUS, CACIE	00001	880666	264680	10/27/16	5.00
	PANKOSKI, HEIDI	00001	880667	264680	10/27/16	1.00
	PAYAN, YSABEL	00001	880668	264680	10/27/16	3.00
	PENTYCOFE, SAMANTHA	00001	880669	264680	10/27/16	7.00
	PORTERFIELD, PAYTON	00001	880670	264680	10/27/16	1.00
	RIPPE, KYLE	00001	880671	264680	10/27/16	6.00
	ROMO SONNEMAN, SIDNEY	00001	880672	264680	10/27/16	5.00
	ROOT, MELODY	00001	880673	264680	10/27/16	2.00
	ROWAN, CLAIRE	00001	880674	264680	10/27/16	7.00
	RUCH, TAYLOR	00001	880675	264680	10/27/16	125.00
	SAGER, JORDAN	00001	880676	264680	10/27/16	6.00
	SANDOVAL-PINEDA, VANESSA	00001	880677	264680	10/27/16	100.00
	SHELDAHL, ARIANA	00001	880678	264680	10/27/16	7.00
	STEPHENS, ALEYA	00001	880679	264680	10/27/16	6.00
	STEPHENS, KYLE	00001	880680	264680	10/27/16	24.00
	STOLL, KAILYNN	00001	880681	264680	10/27/16	6.00
	SUEPER, HANNAH	00001	880682	264680	10/27/16	7.00
	TORGERSON, BRAYDEN	00001	880683	264680	10/27/16	3.00
	TORGERSON, BROOKE	00001	880684	264680	10/27/16	3.00
	UNDERWOOD, CODY	00001	880685	264680	10/27/16	7.00
	WENZEL, KELSEY	00001	880686	264680	10/27/16	125.00
					Account Total	2,322.27
	Liquor Purchases					
	SOUTHERN GLAZER'S WINE & SPIRI	00001	880776	264697	10/27/16	178.10
					Account Total	178.10
	Regional Park Rentals					
	CHAVEZ RUIZ IRMA	00001	880208	264331	10/20/16	1,760.00
	FIVE STARS AUTO SALES	00001	880204	264331	10/20/16	100.00
	MORRIS KARLEEN	00001	880539	264603	10/26/16	75.00
	PUCHI MINDY	00001	880206	264331	10/20/16	650.00
	RODRIGUEZ-GUERRA GUILLERMINA	00001	880207	264331	10/20/16	1,860.00
	TORRES JUANA	00001	880209	264331	10/20/16	397.00
					Account Total	4,842.00
					Department Total	

County of Adams
Vendor Payment Report

<u>5012</u>	<u>PKS- Regional Complex</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Mileage Reimbursements					
	GRAF TREVOR G	00001	880205	264331	10/20/16	<u>85.32</u>
					Account Total	<u>85.32</u>
					Department Total	<u><u>85.32</u></u>

County of Adams
Vendor Payment Report

<u>5016</u>	<u>PKS- Trail Ranger Patrol</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	NORTH PECOS WATER & SANITATION	00001	880107	264236	10/18/16	<u>61.82</u>
					Account Total	<u>61.82</u>
					Department Total	<u><u>61.82</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					
	BUZEK, VINCE	00001	879914	264158	10/17/16	65.00
	GARNER, ROSIE	00001	879916	264158	10/17/16	65.00
	GIBNEY HARRY	00001	879915	264158	10/17/16	65.00
	MOLINARO SAM	00001	879917	264158	10/17/16	65.00
	MOSKO STEW	00001	879918	264158	10/17/16	65.00
	RICHARDSON SHARON	00001	879919	264158	10/17/16	65.00
	THOMPSON GREGORY PAUL	00001	879920	264158	10/17/16	65.00
					Account Total	455.00
					Department Total	455.00

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					
	FOOTHILLS PAVING & MAINTENANCE	00013	880537	264567	10/25/16	70,989.00
	GOODLAND CONSTRUCTION	00013	880452	264502	10/24/16	190,569.47
	GROUND ENGINEERING CONSULTANTS	00013	880397	264429	10/21/16	170.00
	GROUND ENGINEERING CONSULTANTS	00013	880481	264502	10/25/16	15,967.50
	H&A CONCRETE SAWING INC	00013	881059	264750	10/28/16	14,712.00
	HUITT-ZOLLARS INC	00013	880478	264502	10/25/16	600.00
	ICON ENGINEERING INC	00013	880476	264502	10/25/16	46,705.85
	ICON ENGINEERING INC	00013	880477	264502	10/25/16	54,473.68
	UNIVERSAL FIELD SERVICES INC	00013	880479	264502	10/25/16	3,974.80
	UNIVERSAL FIELD SERVICES INC	00013	880480	264502	10/25/16	5,132.40
					Account Total	403,294.70
	Retainages Payable					
	FOOTHILLS PAVING & MAINTENANCE	00013	880537	264567	10/25/16	3,549.45-
	GOODLAND CONSTRUCTION	00013	880452	264502	10/24/16	9,528.47-
					Account Total	13,077.92-
	Traffic Impact Fees					
	PECOS PLACE BUILDERS LLC	00013	880332	264399	10/21/16	3,079.70
					Account Total	3,079.70
					Department Total	393,296.48

County of Adams
Vendor Payment Report

<u>2014</u>	<u>Sheriff-Professional Standards</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	FLORIDA CRIME PREVENTION ASSOC	00001	880413	264427	10/21/16	<u>650.00</u>
					Account Total	<u>650.00</u>
					Department Total	<u><u>650.00</u></u>

County of Adams
Vendor Payment Report

<u>4315</u>	<u>SpacePort</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Travel & Transportation					
	RUPPEL DAVID	00043	880781	264697	10/27/16	<u>167.25</u>
					Account Total	<u>167.25</u>
					Department Total	<u><u>167.25</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>
	Operating Supplies					
	BUSINESS EQUIPMENT SERVICE	00001	880162	264299	10/19/16	375.56
	COAST TO COAST COMPUTER PRODUC	00001	880402	264427	10/21/16	411.96
					Account Total	787.52
	Other Communications					
	DIRECTV	00001	880174	264299	10/19/16	229.39
					Account Total	229.39
	Other Professional Serv					
	COLO OCCUPATIONAL MEDICINE PHY	00001	880409	264427	10/21/16	435.00
					Account Total	435.00
	Public Relations					
	RADIO ACCOUNTING SERVICE	00001	880186	264299	10/19/16	389.00
					Account Total	389.00
					Department Total	1,840.91

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					
	MEDVED DALE DECKER & DEERE LLC	00001	880775	264697	10/27/16	<u>66.00</u>
					Account Total	<u>66.00</u>
					Department Total	<u><u>66.00</u></u>

County of Adams
Vendor Payment Report

<u>2016</u>	<u>SHF- Detective Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	CENTURA HEALTH	00001	880394	264427	10/21/16	1,800.00
					Account Total	1,800.00
	Uniforms & Cleaning					
	GALLS LLC	00001	880177	264299	10/19/16	234.99
					Account Total	234.99
					Department Total	<u>2,034.99</u>

County of Adams
Vendor Payment Report

<u>2071</u>	<u>SHF- Detention Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	ABL MANAGEMENT INC	00001	880159	264299	10/19/16	196.45
	ABL MANAGEMENT INC	00001	880160	264299	10/19/16	166.20
					Account Total	362.65
	Other Professional Serv					
	COLO OCCUPATIONAL MEDICINE PHY	00001	880409	264427	10/21/16	235.00
	LADWIG MICHAEL V MD PC	00001	880178	264299	10/19/16	651.00
					Account Total	886.00
					Department Total	1,248.65

County of Adams
Vendor Payment Report

<u>2017</u>	<u>SHF- Patrol Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Minor Equipment					
	ADAMSON POLICE PRODUCTS	00001	880161	264299	10/19/16	940.00
					Account Total	940.00
	Other Professional Serv					
	COLO OCCUPATIONAL MEDICINE PHY	00001	880409	264427	10/21/16	400.00
	LADWIG MICHAEL V MD PC	00001	880178	264299	10/19/16	93.00
					Account Total	493.00
					Department Total	1,433.00

County of Adams
Vendor Payment Report

<u>2018</u>	<u>SHF- Records/Warrants Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Extraditions					
	WORLD CONNECTIONS TRAVEL	00001	880187	264299	10/19/16	<u>1,605.50</u>
					Account Total	<u>1,605.50</u>
					Department Total	<u><u>1,605.50</u></u>

County of Adams
Vendor Payment Report

<u>2005</u>	<u>SHF- TAC Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	ROBBINS MICHAEL A	00001	880182	264299	10/19/16	35.97
					Account Total	35.97
	Other Professional Serv					
	FINELINE GRAPHICS	00001	880411	264427	10/21/16	2,633.68
					Account Total	2,633.68
					Department Total	2,669.65

County of Adams
Vendor Payment Report

<u>2024</u>	<u>SHF- Volunteer Program</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Office Furniture					
	B C INTERIORS	00001	880393	264427	10/21/16	416.75
					Account Total	416.75
	Other Professional Serv					
	COLO OCCUPATIONAL MEDICINE PHY	00001	880409	264427	10/21/16	235.00
					Account Total	235.00
					Department Total	651.75

County of Adams
Vendor Payment Report

<u>3031</u>	<u>Transportation Opers & Maint</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	INTERMOUNTAIN RURAL ELECTRIC A	00013	879474	263866	10/11/16	25.75
	MORGAN COUNTY REA	00013	879475	263866	10/11/16	49.98
	MORGAN COUNTY REA	00013	879476	263866	10/11/16	28.00
	MORGAN COUNTY REA	00013	879477	263866	10/11/16	48.79
	UNITED POWER (UNION REA)	00013	879460	263866	10/11/16	34.00
	UNITED POWER (UNION REA)	00013	879461	263866	10/11/16	193.20
	UNITED POWER (UNION REA)	00013	879462	263866	10/11/16	16.50
	UNITED POWER (UNION REA)	00013	879463	263866	10/11/16	20.11
	UNITED POWER (UNION REA)	00013	879464	263866	10/11/16	17.00
	UNITED POWER (UNION REA)	00013	879465	263866	10/11/16	49.50
	UNITED POWER (UNION REA)	00013	879466	263866	10/11/16	48.49
	UNITED POWER (UNION REA)	00013	879467	263866	10/11/16	23.16
	UNITED POWER (UNION REA)	00013	879468	263866	10/11/16	92.59
	UNITED POWER (UNION REA)	00013	879469	263866	10/11/16	36.00
	UNITED POWER (UNION REA)	00013	879470	263866	10/11/16	88.49
	UNITED POWER (UNION REA)	00013	879471	263866	10/11/16	163.77
	UNITED POWER (UNION REA)	00013	879472	263866	10/11/16	39.57
	UNITED POWER (UNION REA)	00013	879473	263866	10/11/16	122.90
	UNITED POWER (UNION REA)	00013	879478	263866	10/11/16	16.50
	UNITED POWER (UNION REA)	00013	879479	263866	10/11/16	16.50
	UNITED POWER (UNION REA)	00013	879480	263866	10/11/16	33.00
	UNITED POWER (UNION REA)	00013	879481	263866	10/11/16	48.82
	UNITED POWER (UNION REA)	00013	879482	263866	10/11/16	48.49
	XCEL ENERGY	00013	879960	264183	10/17/16	74.31
	XCEL ENERGY	00013	879961	264183	10/17/16	119.18
	XCEL ENERGY	00013	879962	264183	10/17/16	294.64
	XCEL ENERGY	00013	879963	264183	10/17/16	294.83
	XCEL ENERGY	00013	879964	264183	10/17/16	91.80
	XCEL ENERGY	00013	879965	264183	10/17/16	29.41
	XCEL ENERGY	00013	879966	264183	10/17/16	1,174.01
	XCEL ENERGY	00013	879967	264183	10/17/16	242.34
	XCEL ENERGY	00013	879968	264183	10/17/16	28,143.82
	XCEL ENERGY	00013	879970	264183	10/17/16	2,914.17
	XCEL ENERGY	00013	879973	264183	10/17/16	3.01
	XCEL ENERGY	00013	879975	264183	10/17/16	212.93

County of Adams
Vendor Payment Report

<u>3031</u>	<u>Transportation Opers & Maint</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
					Account Total	34,855.56
					Department Total	34,855.56

County of Adams
Vendor Payment Report

<u>35</u>	<u>Workforce & Business Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	BUENO MICHELLE ELAINE	00035	880482	264502	10/25/16	<u>1,600.00</u>
					Account Total	<u>1,600.00</u>
					Department Total	<u><u>1,600.00</u></u>

County of Adams
Vendor Payment Report

Grand Total 1,738,564.46

County of Adams
Net Warrant by Fund Summary

Fund Number	Fund Description	Amount
1	General Fund	1,003,188.48
4	Capital Facilities Fund	167,062.20
5	Golf Course Enterprise Fund	32,759.10
6	Equipment Service Fund	63,108.62
7	Stormwater Utility Fund	4,656.12
13	Road & Bridge Fund	248,202.16
19	Insurance Fund	20,433.61
28	Open Space Sales Tax Fund	173.92
30	Community Dev Block Grant Fund	1,587.70
31	Head Start Fund	7,384.72
34	Comm Services Blk Grant Fund	22.14
35	Workforce & Business Center	6,081.63
43	Front Range Airport	62,240.44
44	Water and Wastewater Fund	5,753.65
		<u>1,622,654.49</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>
00700990	13160	BRIGHTON CITY OF (WATER)	10/31/16	4,094.49
00700991	491853	CENTER POINT ENERGY SERVICES R	10/31/16	633.47
00700992	491853	CENTER POINT ENERGY SERVICES R	10/31/16	1,051.99
00700993	491853	CENTER POINT ENERGY SERVICES R	10/31/16	355.51
00700994	491853	CENTER POINT ENERGY SERVICES R	10/31/16	4,930.54
00700998	490933	KROENER AVELINA	10/31/16	11.34
00701000	443757	NRG DGPV FUND 1 LLC	10/31/16	105.96
00701001	443757	NRG DGPV FUND 1 LLC	10/31/16	610.07
00701002	443757	NRG DGPV FUND 1 LLC	10/31/16	539.61
00701012	13932	SOUTH ADAMS WATER & SANITATION	10/31/16	43.01
00701013	13932	SOUTH ADAMS WATER & SANITATION	10/31/16	1,116.18
00701014	13932	SOUTH ADAMS WATER & SANITATION	10/31/16	272.30
00701016	13822	XCEL ENERGY	10/31/16	73.79
00701017	13822	XCEL ENERGY	10/31/16	3,631.90
00701018	13822	XCEL ENERGY	10/31/16	232.24
00701019	13822	XCEL ENERGY	10/31/16	195.29
00701020	13822	XCEL ENERGY	10/31/16	169.43
00701021	13822	XCEL ENERGY	10/31/16	6,347.60
00701047	422130	ABL MANAGEMENT INC	10/31/16	28,109.03
00701048	91631	ADAMSON POLICE PRODUCTS	10/31/16	4,015.00
00701050	383698	ALLIED BARTON SECURITY SERVICE	10/31/16	15,796.27
00701051	12012	ALSCO AMERICAN INDUSTRIAL	10/31/16	106.81
00701053	252174	COLORADO COMMUNITY MEDIA	10/31/16	60.80
00701054	255001	COPYCO QUALITY PRINTING INC	10/31/16	350.00
00701055	8820091	EON OFFICE PRODUCTS	10/31/16	36,625.63
00701056	12689	GALLS LLC	10/31/16	728.16
00701057	5814	I70 SCOUT THE	10/31/16	157.44
00701058	77611	KD SERVICE GROUP	10/31/16	2,206.75
00701059	490933	KROENER AVELINA	10/31/16	22.68
00701061	430273	LEWIS BETHANY	10/31/16	19.98
00701063	506542	MLADENOV INNA	10/31/16	46.97
00701064	4551	NEVE'S UNIFORMS INC	10/31/16	889.39
00701065	514076	NICHOLS KAYLEIGH	10/31/16	110.16
00701066	176327	PITNEY BOWES	10/31/16	1,099.11
00701067	44703	QUICKSILVER EXPRESS COURIER	10/31/16	121.98
00701069	50300	RAMIREZ GABRIELLA	10/31/16	316.00

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>
00701070	516993	RODRIGUEZ JODY	10/31/16	43.14
00701072	13538	SHRED IT USA LLC	10/31/16	641.16
00701074	7189	TOSHIBA FINANCIAL SERVICES	10/31/16	5,387.26
00701132	25603	A-1 CHI SEAL CO	11/02/16	155,620.53
00701142	343447	GONZALES RAYMOND	11/02/16	61.00
00701144	226216	HOV SERVICES INC	11/02/16	11,812.82
00701145	40395	KUMAR & ASSOCIATES INC	11/02/16	20,320.25
00701147	45515	OFFICE SCAPES	11/02/16	5,056.62
00701149	266741	OSTLER BRYAN	11/02/16	61.00
00701150	4842	PITNEY BOWES	11/02/16	1,087.56
00701153	335222	RODRIGUEZ GABRIEL	11/02/16	61.00
00701155	26297	SENIORS RESOURCE CENTER INC	11/02/16	67,350.41
00701156	281167	SPECTRA CONTRACT FLOORING SERV	11/02/16	275.00
00701157	105059	STANLEY SECURITY SOLUTIONS	11/02/16	5,135.00
00701159	544504	ADMIRAL SIGN COMPANY LLC	11/02/16	438.00
00701160	411865	ALFRED BENESCH & CO	11/02/16	489.70
00701161	25285	AMERICAN DREAM	11/02/16	207.20
00701162	419012	ARCHWAY HOUSING AND SERVICES	11/02/16	1,416.85
00701163	43744	AUTOMATED BUILDING SOLUTIONS I	11/02/16	1,725.00
00701164	269773	BINER, EMILY	11/02/16	84.00
00701165	923923	BOSTON DOE LORENA	11/02/16	99.00
00701166	544503	CARILLO OSCAR MANUEL CERINO	11/02/16	75.00
00701167	444072	CARRILLO BILLY	11/02/16	20.52
00701168	255194	CHAMBERS HOLDINGS LLC	11/02/16	14,426.16
00701169	172047	CUTTING EDGE GLASS INC	11/02/16	320.00
00701170	327444	DEMARCO JULIE	11/02/16	103.00
00701171	540906	DILLER MECHANICAL SERVICES LLC	11/02/16	1,760.00
00701172	315687	DS CONSULTING INC	11/02/16	1,350.00
00701173	8652	ECOLAB PEST ELIMINATION DIV	11/02/16	347.27
00701174	34201	EDELSTEIN DOUG	11/02/16	103.00
00701175	80232	FACILITY SOLUTIONS GROUP	11/02/16	4,256.00
00701176	354259	FERGUSON JULIA	11/02/16	147.50
00701177	296955	FRANCESCANI CHRISTINE	11/02/16	54.00
00701178	544748	GRAND COUNTY	11/02/16	2,250.00
00701179	418327	IC CHAMBERS LP	11/02/16	6,114.62
00701180	33110	JUSTICE BENEFITS INC	11/02/16	2,024.00

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>
00701181	544813	KILTY AND COMPANY	11/02/16	1,000.00
00701182	53056	LEWIS JESS	11/02/16	65.00
00701183	222886	MANNINA JULIE T	11/02/16	103.00
00701185	93320	MILE HIGH TREE CARE INC	11/02/16	4,000.00
00701186	87263	MILLER HEIDI	11/02/16	70.00
00701187	13591	MWI VETERINARY SUPPLY CO	11/02/16	17,869.67
00701188	491106	OXARART MARISSA	11/02/16	75.00
00701189	516994	PARK 12 HUNDRED OWNERS ASSOCIA	11/02/16	89,004.00
00701190	18641	REINSTEIN HOWARD	11/02/16	103.00
00701191	535845	SCHAEFER MATTHEW	11/02/16	50.76
00701192	2284	SENIOR HUB THE	11/02/16	12,068.70
00701193	10449	SIR SPEEDY	11/02/16	1,069.49
00701194	293662	SUMMIT LABORATORIES INC	11/02/16	2,640.00
00701195	48935	VIS KELLY C	11/02/16	75.00
00701196	544338	WESTAR REAL PROPERTY SERVICES	11/02/16	14,716.36
00701197	34277	WIGGINS REBECCA	11/02/16	103.00
00701198	437761	YOUNGER HEATHER	11/02/16	45.36
00701199	430019	36 COMMUTING SOLUTIONS	11/02/16	301.00
00701201	13040	ADCO DISTRICT ATTORNEY	11/02/16	459.04
00701202	433987	ADCO DISTRICT ATTORNEY'S OFFIC	11/02/16	565.23
00701203	32273	ALL COPY PRODUCTS INC	11/02/16	101.94
00701204	37436	CARLSON KURT A	11/02/16	434.16
00701205	8421	CMM SERVICES	11/02/16	116.35
00701206	6331	COLO ASSESSORS ASSN	11/02/16	10.00
00701207	36884	EMBRY SANDRA	11/02/16	336.00
00701209	410402	MELONAKIS PATRICIA	11/02/16	182.00
00701210	42881	NORTHGLENN CITY OF	11/02/16	40.00
00701211	285502	NTELLIGENT SYSTEMS	11/02/16	750.00
00701218	48089	COMCAST BUSINESS	11/03/16	1,700.00
00701222	545291	OTT MARY ANN	11/03/16	154.00
00701223	13538	SHRED IT USA LLC	11/03/16	140.00
00701224	1025	URBAN LAND INSTITUTE	11/03/16	850.00
00701226	535844	VINCENTBENJAMIN DENVER CONSULT	11/03/16	841.50
00701227	40340	WINDSTREAM COMMUNICATIONS	11/03/16	2,102.05
00701228	437761	YOUNGER HEATHER	11/03/16	138.24
00701230	322973	ARMORED KNIGHTS INC	11/04/16	3,030.26

Net Warrants by Fund Detail

1 General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00701238	545434	BOSSINGHAM CASANDRA	11/04/16	94.00
00701240	248364	CITY OF BRIGHTON	11/04/16	500.00
00701242	523365	COLO SEMINARY	11/04/16	3,000.00
00701244	419840	CONTEMPORARY SERVICES CORPORAT	11/04/16	28,886.40
00701249	87117	GRANICUS INC	11/04/16	4,650.00
00701250	8721	HILL & ROBBINS	11/04/16	102.85
00701251	33680	HOLLAND AND HART LLP	11/04/16	4,000.00
00701252	248101	HP DIRECT	11/04/16	1,863.00
00701253	506641	JK TRANSPORTS INC	11/04/16	24,412.50
00701254	40395	KUMAR & ASSOCIATES INC	11/04/16	4,177.87
00701255	51392	METRO NORTH LTD	11/04/16	963.07
00701256	13591	MWI VETERINARY SUPPLY CO	11/04/16	17.40
00701257	242471	NATL RESEARCH CENTER INC	11/04/16	33,075.00
00701258	33716	OLD VINE PINNACLE ASSOCIATES	11/04/16	800.00
00701259	73963	PERKINS COIE LLP	11/04/16	5,860.50
00701260	82559	PICTOMETRY INTL CORP	11/04/16	4,500.00
00701261	4842	PITNEY BOWES	11/04/16	339.98
00701262	176327	PITNEY BOWES	11/04/16	4,084.77
00701263	418286	PRECIOUS CHILD	11/04/16	20,000.00
00701266	42818	STATE OF COLORADO	11/04/16	8,924.39
00701267	36088	TRACY NANCY M	11/04/16	1,182.65
00701268	1094	TRI COUNTY HEALTH DEPT	11/04/16	270,358.16
00701269	3333	U S POSTMASTER	11/04/16	165.38

Fund Total**1,003,188.48**

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>
00701134	516921	BC&E LLC	11/02/16	18,010.60
00701212	45515	OFFICE SCAPES	11/02/16	33,058.14
00701246	33577	FCI CONSTRUCTORS INC	11/04/16	115,993.46
Fund Total				167,062.20

County of Adams
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>
00701138	56731	CORMAN MECHANICAL CONTRACTORS	11/02/16	32,759.10
Fund Total				32,759.10

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>
00701131	11657	A & E TIRE INC	11/02/16	1,848.20
00701135	526236	BOBCAT COMPANY	11/02/16	59,592.72
00701152	51962	REX OIL COMPANY	11/02/16	1,431.30
00701154	16237	SAM HILL OIL INC	11/02/16	55.00
00701213	11657	A & E TIRE INC	11/03/16	128.00
00701271	39772	WOLF DAVID	11/04/16	53.40
Fund Total				63,108.62

Net Warrants by Fund Detail

7

Stormwater Utility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00701130	433932	INDUSTRIAL PIPE SOLUTIONS	11/01/16	3,592.00
00701220	480976	LEE BOKIL JIN	11/03/16	1,064.12
Fund Total				4,656.12

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>
00701133	100083	ALDERMAN BERNSTEIN	11/02/16	11,136.12
00701136	188721	CARTEGRAPH SYSTEMS INC	11/02/16	26,320.00
00701137	230851	CENTURY LINK ASSET ACCOUNTING	11/02/16	1,044.00
00701143	12812	GROUND ENGINEERING CONSULTANTS	11/02/16	13,042.50
00701158	36806	TERRACON	11/02/16	20,433.25
00701229	65983	ALSCO	11/04/16	313.27
00701231	23969	ASPHALT SPECIALTIES CO INC	11/04/16	1,007.19
00701232	23969	ASPHALT SPECIALTIES CO INC	11/04/16	1,324.83
00701233	23969	ASPHALT SPECIALTIES CO INC	11/04/16	46.92
00701234	23969	ASPHALT SPECIALTIES CO INC	11/04/16	19.61
00701236	49497	BFI TOWER ROAD LANDFILL	11/04/16	681.68
00701237	13145	BIG R BRIDGE	11/04/16	10,335.00
00701239	8909	BRANNAN SAND & GRAVEL COMPANY	11/04/16	1,636.72
00701247	212385	GMCO CORPORATION	11/04/16	20,556.80
00701248	22066	GOODLAND CONSTRUCTION	11/04/16	137,671.52
00701265	430098	REPUBLIC SERVICES #535	11/04/16	2,482.60
00701270	158184	UTILITY NOTIFICATION CENTER OF	11/04/16	150.15
Fund Total				248,202.16

Net Warrants by Fund Detail

19 Insurance Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00701049	492573	ADVANCED URGENT CARE AND OCC M	10/31/16	255.00
00701052	2157	COLO OCCUPATIONAL MEDICINE PHY	10/31/16	150.00
00701060	438093	LEONARD KELLY K	10/31/16	1,613.35
00701062	46109	MAJOR ADJUSTING CO	10/31/16	110.00
00701141	182042	FIT SOLDIERS FITNESS BOOT CAMP	11/02/16	3,040.00
00701214	11657	A & E TIRE INC	11/03/16	128.00
00701217	7859	COLOGRAPHIC INC	11/03/16	122.58
00701219	13771	JOE'S TOWING & RECOVERY	11/03/16	275.00
00701221	94481	LONGMONT FORD	11/03/16	456.45
00701241	17565	COLO FRAME & SUSPENSION	11/04/16	13,289.55
00701245	346750	FACTORY MOTOR PARTS	11/04/16	993.68
Fund Total				20,433.61

Net Warrants by Fund Detail

28

Open Space Sales Tax Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00701200	437517	ADAM COUNTY OFFICE OF LONG RAN	11/02/16	30.00
00701208	52940	MCDOWELL SHANNON	11/02/16	143.92
			Fund Total	173.92

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>
00701225	414773	US DEPARTMENT OF HOUSING & URB	11/03/16	1,587.70
			Fund Total	1,587.70

Net Warrants by Fund Detail

31 Head Start Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00701140	414090	ESSENTIAL ELEMENTS LLC	11/02/16	3,269.35
00701146	6192	MEADOW GOLD DAIRY	11/02/16	1,472.80
00701148	310256	ONE WORLD TRANSLATION & ASSOCI	11/02/16	1,231.46
00701184	6192	MEADOW GOLD DAIRY	11/02/16	1,411.11
Fund Total				7,384.72

Net Warrants by Fund Detail

34

Comm Services Blk Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00701264	92604	RAMIREZ ESTHER	11/04/16	22.14
			Fund Total	22.14

Net Warrants by Fund Detail

35Workforce & Business Center

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00700997	543658	HODGE BRANDY	10/31/16	175.00
00700999	540215	MORWAY MICHELLE	10/31/16	50.00
00701008	540218	PEREZ JOSE	10/31/16	50.00
00701009	540978	RAMIREZ LARISSA	10/31/16	50.00
00701010	350375	RODRIGUEZ SAMANTHA	10/31/16	175.00
00701011	350376	RODRIGUEZ WINSTON	10/31/16	175.00
00701015	8076	VERIZON WIRELESS	10/31/16	564.51
00701215	28889	BARRIBO LAURA	11/03/16	24.84
00701216	35563	CASTILLO YVONNE	11/03/16	17.28
00701243	1483	COMPUTER SYSTEMS DESIGN	11/04/16	4,800.00
			Fund Total	6,081.63

Net Warrants by Fund Detail

43

Front Range Airport

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00700989	228213	ARAMARK REFRESHMENT SERVICES	10/31/16	256.85
00700996	80156	DISH NETWORK	10/31/16	133.02
00701003	443757	NRG DGPV FUND 1 LLC	10/31/16	761.65
00701004	443757	NRG DGPV FUND 1 LLC	10/31/16	557.41
00701005	443757	NRG DGPV FUND 1 LLC	10/31/16	552.34
00701006	443757	NRG DGPV FUND 1 LLC	10/31/16	1,219.49
00701007	80249	OFFEN PETROLEUM INC	10/31/16	3,477.48
00701022	13822	XCEL ENERGY	10/31/16	7.84
00701023	13822	XCEL ENERGY	10/31/16	15.05
00701024	13822	XCEL ENERGY	10/31/16	16.54
00701025	13822	XCEL ENERGY	10/31/16	17.79
00701026	13822	XCEL ENERGY	10/31/16	46.20
00701027	13822	XCEL ENERGY	10/31/16	46.20
00701028	13822	XCEL ENERGY	10/31/16	46.20
00701029	13822	XCEL ENERGY	10/31/16	63.43
00701030	13822	XCEL ENERGY	10/31/16	74.02
00701031	13822	XCEL ENERGY	10/31/16	74.96
00701032	13822	XCEL ENERGY	10/31/16	75.92
00701033	13822	XCEL ENERGY	10/31/16	76.27
00701034	13822	XCEL ENERGY	10/31/16	93.85
00701035	13822	XCEL ENERGY	10/31/16	98.09
00701036	13822	XCEL ENERGY	10/31/16	101.99
00701037	13822	XCEL ENERGY	10/31/16	109.17
00701038	13822	XCEL ENERGY	10/31/16	121.47
00701039	13822	XCEL ENERGY	10/31/16	137.42
00701040	13822	XCEL ENERGY	10/31/16	161.25
00701041	13822	XCEL ENERGY	10/31/16	251.82
00701042	13822	XCEL ENERGY	10/31/16	630.33
00701043	13822	XCEL ENERGY	10/31/16	1,359.39
00701044	13822	XCEL ENERGY	10/31/16	1,984.95
00701046	338753	37600 CESSNA WAY LLC	10/31/16	3,495.15
00701071	37110	SB PORTA BOWL RESTROOMS INC	10/31/16	383.00
00701073	42389	SIMPLEXGRINNELL	10/31/16	614.00
00701075	80279	VERIZON WIRELESS	10/31/16	529.90
00701139	37539	EATON SALES AND SERVICE INC	11/02/16	38,650.00
00701235	527257	AVIATOR SERVICES GROUP LLC	11/04/16	6,000.00

County of Adams
Net Warrants by Fund Detail

43

Front Range Airport

Warrant

Supplier No

Supplier Name

Warrant Date

Amount

Fund Total

62,240.44

Net Warrants by Fund Detail

44Water and Wastewater Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00700995	2381	COLO ANALYTICAL LABORATORY	10/31/16	275.00
00701045	13822	XCEL ENERGY	10/31/16	1,072.40
00701068	87602	RAMEY ENVIRONMENTAL COMPLIANCE	10/31/16	41.25
00701151	87602	RAMEY ENVIRONMENTAL COMPLIANCE	11/02/16	4,365.00
Fund Total				5,753.65

County of Adams
Net Warrants by Fund Detail

Grand Total 1,622,654.49

County of Adams
Vendor Payment Report

<u>4302</u>	<u>Airport Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Coffee					
	ARAMARK REFRESHMENT SERVICES	00043	880743	264687	10/27/16	128.42
					Account Total	128.42
	Gas & Electricity					
	XCEL ENERGY	00043	880789	264703	10/27/16	14.34
	XCEL ENERGY	00043	880789	264703	10/27/16	6.50-
	XCEL ENERGY	00043	880793	264703	10/27/16	17.79
	XCEL ENERGY	00043	880985	264708	10/27/16	137.42
					Account Total	163.05
	Other Professional Serv					
	AVIATOR SERVICES GROUP LLC	00043	881448	265011	11/30/16	6,000.00
					Account Total	6,000.00
	Telephone					
	VERIZON WIRELESS	00043	880773	264689	10/27/16	540.54
					Account Total	540.54
	Water/Sewer/Sanitation					
	SB PORTA BOWL RESTROOMS INC	00043	880771	264689	10/27/16	383.00
					Account Total	383.00
					Department Total	7,215.01

County of Adams
Vendor Payment Report

<u>4308</u>	<u>Airport ATCT</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Maint & Repair					
	SIMPLEXGRINNELL	00043	880772	264689	10/27/16	614.00
					Account Total	614.00
	Gas & Electricity					
	XCEL ENERGY	00043	880792	264703	10/27/16	16.54
	XCEL ENERGY	00043	880995	264710	10/27/16	1,359.39
					Account Total	1,375.93
					Department Total	1,989.93

County of Adams
Vendor Payment Report

<u>4303</u>	<u>Airport FBO</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Coffee					
	ARAMARK REFRESHMENT SERVICES	00043	880743	264687	10/27/16	128.43
					Account Total	128.43
	Gas & Electricity					
	XCEL ENERGY	00043	880980	264708	10/27/16	93.85
					Account Total	93.85
	Satellite Television					
	DISH NETWORK	00043	880750	264687	10/27/16	133.02
					Account Total	133.02
	Telephone					
	VERIZON WIRELESS	00043	880773	264689	10/27/16	10.64-
					Account Total	10.64-
	Transient Hanger Expense					
	37600 CESSNA WAY LLC	00043	880745	264687	10/27/16	1,618.20
	37600 CESSNA WAY LLC	00043	880746	264687	10/27/16	1,876.95
					Account Total	3,495.15
					Department Total	3,839.81

County of Adams
Vendor Payment Report

<u>4304</u>	<u>Airport Operations/Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Diesel					
	OFFEN PETROLEUM INC	00043	880755	264688	10/27/16	3,454.42
					Account Total	3,454.42
	Gas & Electricity					
	NRG DGPV FUND 1 LLC	00043	880751	264688	10/27/16	761.65
	NRG DGPV FUND 1 LLC	00043	880752	264688	10/27/16	557.41
	NRG DGPV FUND 1 LLC	00043	880753	264688	10/27/16	552.34
	NRG DGPV FUND 1 LLC	00043	880754	264688	10/27/16	1,219.49
	XCEL ENERGY	00043	880790	264703	10/27/16	15.05
	XCEL ENERGY	00043	880795	264703	10/27/16	719.14
	XCEL ENERGY	00043	880795	264703	10/27/16	677.87-
	XCEL ENERGY	00043	880795	264703	10/27/16	4.93
	XCEL ENERGY	00043	880796	264703	10/27/16	439.01
	XCEL ENERGY	00043	880796	264703	10/27/16	534.45-
	XCEL ENERGY	00043	880796	264703	10/27/16	141.64
	XCEL ENERGY	00043	880835	264705	10/27/16	1,101.60
	XCEL ENERGY	00043	880835	264705	10/27/16	1,016.38-
	XCEL ENERGY	00043	880835	264705	10/27/16	39.02-
	XCEL ENERGY	00043	880836	264705	10/27/16	24.13
	XCEL ENERGY	00043	880836	264705	10/27/16	39.30
	XCEL ENERGY	00043	880942	264705	10/27/16	74.02
	XCEL ENERGY	00043	880943	264705	10/27/16	74.96
	XCEL ENERGY	00043	880944	264705	10/27/16	75.92
	XCEL ENERGY	00043	880945	264705	10/27/16	76.27
	XCEL ENERGY	00043	880981	264708	10/27/16	57.77
	XCEL ENERGY	00043	880981	264708	10/27/16	40.32
	XCEL ENERGY	00043	880982	264708	10/27/16	101.99
	XCEL ENERGY	00043	880983	264708	10/27/16	109.17
	XCEL ENERGY	00043	880984	264708	10/27/16	121.47
	XCEL ENERGY	00043	880986	264710	10/27/16	161.25
	XCEL ENERGY	00043	880987	264710	10/27/16	715.51
	XCEL ENERGY	00043	880987	264710	10/27/16	62.48
	XCEL ENERGY	00043	880987	264710	10/27/16	526.17-
	XCEL ENERGY	00043	880988	264710	10/27/16	630.33
	XCEL ENERGY	00043	880996	264710	10/27/16	1,812.33

County of Adams
Vendor Payment Report

<u>4304</u>	<u>Airport Operations/Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	XCEL ENERGY	00043	880996	264710	10/27/16	172.62
					Account Total	7,068.21
	Licenses and Fees					
	OFFEN PETROLEUM INC	00043	880755	264688	10/27/16	23.06
					Account Total	23.06
					Department Total	10,545.69

County of Adams
Vendor Payment Report

<u>3064</u>	<u>Building Safety</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Permits					
	ADMIRAL SIGN COMPANY LLC	00001	880782	264702	10/27/16	146.00
	ADMIRAL SIGN COMPANY LLC	00001	880783	264702	10/27/16	146.00
	ADMIRAL SIGN COMPANY LLC	00001	880784	264702	10/27/16	146.00
	AMERICAN DREAM	00001	880786	264702	10/27/16	81.60
	AMERICAN DREAM	00001	880787	264702	10/27/16	125.60
					Account Total	645.20
					Department Total	645.20

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					
	BC&E LLC	00004	881393	264947	11/01/16	18,010.60
	FCI CONSTRUCTORS INC	00004	881644	265136	11/03/16	122,098.38
	KUMAR & ASSOCIATES INC	00004	881386	264947	11/01/16	10,760.50
	KUMAR & ASSOCIATES INC	00004	881387	264947	11/01/16	5,005.25
	KUMAR & ASSOCIATES INC	00004	881388	264947	11/01/16	4,554.50
	KUMAR & ASSOCIATES INC	00004	881639	265136	11/03/16	4,177.87
	OFFICE SCAPES	00004	881522	265039	11/02/16	33,058.14
					Account Total	197,665.24
	Retainages Payable					
	FCI CONSTRUCTORS INC	00004	881644	265136	11/03/16	6,104.92-
					Account Total	6,104.92-
					Department Total	191,560.32

County of Adams
Vendor Payment Report

<u>3060</u>	<u>Code Compliance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Printing External					
	SIR SPEEDY	00001	880788	264702	10/27/16	<u>1,069.49</u>
					Account Total	<u>1,069.49</u>
					Department Total	<u><u>1,069.49</u></u>

County of Adams
Vendor Payment Report

<u>3160</u>	<u>Community Corrections Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=6686	00004	880615	264666	10/13/16	<u>272.30</u>
					Account Total	<u>272.30</u>
					Department Total	<u><u>272.30</u></u>

County of Adams
Vendor Payment Report

<u>1033</u>	<u>Community Transit</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Community Transit Services					
	SENIORS RESOURCE CENTER INC	00001	881363	264946	11/01/16	126.21
	SENIORS RESOURCE CENTER INC	00001	881363	264946	11/01/16	48,975.20
	SENIORS RESOURCE CENTER INC	00001	881363	264946	11/01/16	18,249.00
					Account Total	<u>67,350.41</u>
					Department Total	<u><u>67,350.41</u></u>

County of Adams
Vendor Payment Report

<u>2055</u>	<u>Control/Enforcement</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Fines & Forfeitures					
	CARILLO OSCAR MANUEL CERINO	00001	880785	264702	10/27/16	<u>75.00</u>
					Account Total	<u>75.00</u>
					Department Total	<u><u>75.00</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>
	Education & Training					
	COLO ASSESSORS ASSN	00001	881331	264905	11/01/16	10.00
					Account Total	<u>10.00</u>
	Equipment Rental					
	CMM SERVICES	00001	881330	264905	11/01/16	116.35
					Account Total	<u>116.35</u>
	Operating Supplies					
	ALL COPY PRODUCTS INC	00001	881329	264905	11/01/16	101.94
					Account Total	<u>101.94</u>
	Travel & Transportation					
	MELONAKIS PATRICIA	00001	881332	264905	11/01/16	182.00
					Account Total	<u>182.00</u>
					Department Total	<u><u>410.29</u></u>

County of Adams
Vendor Payment Report

<u>1013</u>	<u>County Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Travel & Transportation					
	BOSTON DOE LORENA	00001	881098	264775	10/28/16	99.00
	DEMARCO JULIE	00001	881093	264775	10/28/16	103.00
	EDELSTEIN DOUG	00001	881095	264775	10/28/16	103.00
	FRANCESCANI CHRISTINE	00001	881094	264775	10/28/16	54.00
	MILLER HEIDI	00001	881090	264775	10/28/16	70.00
	VIS KELLY C	00001	881089	264775	10/28/16	75.00
					Account Total	<u>504.00</u>
					Department Total	<u><u>504.00</u></u>

County of Adams
Vendor Payment Report

<u>1012</u>	<u>County Manager</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Travel & Transportation					
	GONZALES RAYMOND	00001	881361	264946	11/01/16	61.00
	GRAND COUNTY	00001	881131	264845	10/31/16	1,350.00
	OSTLER BRYAN	00001	881362	264946	11/01/16	61.00
					Account Total	<u>1,472.00</u>
					Department Total	<u><u>1,472.00</u></u>

County of Adams
Vendor Payment Report

<u>1019</u>	<u>Customer Experience Operations</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Mileage Reimbursements					
	YOUNGER HEATHER	00001	881135	264845	10/31/16	45.36
	YOUNGER HEATHER	00001	881525	265077	11/03/16	138.24
					Account Total	183.60
	Minor Equipment					
	TRACY NANCY M	00001	881697	265189	11/04/16	1,182.65
					Account Total	1,182.65
	Postage & Freight					
	PITNEY BOWES	00001	881364	264946	11/01/16	1,087.56
	PITNEY BOWES	00001	881696	265189	11/04/16	339.98
	U S POSTMASTER	00001	881695	265189	11/04/16	165.38
					Account Total	1,592.92
					Department Total	2,959.17

County of Adams
Vendor Payment Report

<u>1044</u>	<u>CA- SS Dependency/Neglect</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Travel & Transportation					
	MANNINA JULIE T	00001	881096	264775	10/28/16	103.00
	OXARART MARISSA	00001	881091	264775	10/28/16	75.00
	REINSTEIN HOWARD	00001	881097	264775	10/28/16	103.00
	WIGGINS REBECCA	00001	881092	264775	10/28/16	103.00
					Account Total	384.00
					Department Total	384.00

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>
	Destruction of Records					
	SHRED IT USA LLC	00001	881023	264751	10/28/16	82.70
	SHRED IT USA LLC	00001	881024	264751	10/28/16	323.36
					Account Total	406.06
	Equipment Rental					
	PITNEY BOWES	00001	881022	264751	10/28/16	1,099.11
					Account Total	1,099.11
	Legal Notices					
	COLORADO COMMUNITY MEDIA	00001	881020	264751	10/28/16	60.80
	I70 SCOUT THE	00001	881026	264751	10/28/16	157.44
					Account Total	218.24
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	881021	264751	10/28/16	350.00
					Account Total	350.00
					Department Total	2,073.41

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	881025	264751	10/28/16	235.10
					Account Total	235.10
	Mileage Reimbursements					
	KROENER AVELINA	00001	880997	264738	10/28/16	22.68
	KROENER AVELINA	00001	881002	264739	10/28/16	11.34
	LEWIS BETHANY	00001	880998	264738	10/28/16	19.98
	MLADENOV INNA	00001	880999	264738	10/28/16	46.97
	NICHOLS KAYLEIGH	00001	881000	264738	10/28/16	110.16
	RODRIGUEZ JODY	00001	881001	264738	10/28/16	43.14
					Account Total	254.27
	Operating Supplies					
	ALSCO AMERICAN INDUSTRIAL	00001	881014	264751	10/28/16	26.89
	ALSCO AMERICAN INDUSTRIAL	00001	881015	264751	10/28/16	18.41
	ALSCO AMERICAN INDUSTRIAL	00001	881016	264751	10/28/16	26.89
	ALSCO AMERICAN INDUSTRIAL	00001	881018	264751	10/28/16	18.41
	ALSCO AMERICAN INDUSTRIAL	00001	881019	264751	10/28/16	16.21
					Account Total	106.81
	Other Professional Serv					
	STANLEY SECURITY SOLUTIONS	00001	881119	264821	10/31/16	5,135.00
					Account Total	5,135.00
					Department Total	<u>5,731.18</u>

County of Adams
Vendor Payment Report

<u>951016</u>	<u>CSBG</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Mileage Reimbursements					
	RAMIREZ ESTHER	00034	881699	265189	11/04/16	<u>22.14</u>
					Account Total	<u>22.14</u>
					Department Total	<u><u>22.14</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					
	EMBRY SANDRA	00001	881367	264945	11/01/16	336.00
					Account Total	336.00
	Other Professional Serv					
	ADCO DISTRICT ATTORNEY	00001	881365	264945	11/01/16	16.00-
	ADCO DISTRICT ATTORNEY	00001	881365	264945	11/01/16	64.00-
					Account Total	80.00-
	Witness Fees					
	ADCO DISTRICT ATTORNEY	00001	881365	264945	11/01/16	91.04
	ADCO DISTRICT ATTORNEY	00001	881365	264945	11/01/16	80.00
	ADCO DISTRICT ATTORNEY	00001	881365	264945	11/01/16	40.00
	ADCO DISTRICT ATTORNEY	00001	881365	264945	11/01/16	328.00
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	881366	264945	11/01/16	231.94
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	881366	264945	11/01/16	33.42
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	881366	264945	11/01/16	61.24
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	881366	264945	11/01/16	128.67
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	881366	264945	11/01/16	66.74
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	881366	264945	11/01/16	43.22
					Account Total	1,104.27
					Department Total	1,360.27

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					
	A & E TIRE INC	00006	880704	264681	10/27/16	128.00
	A & E TIRE INC	00006	881381	264947	11/01/16	940.00
	A & E TIRE INC	00006	881382	264947	11/01/16	455.00
	A & E TIRE INC	00006	881394	264947	11/01/16	326.70
	A & E TIRE INC	00006	881395	264947	11/01/16	126.50
	BOBCAT COMPANY	00006	881380	264947	11/01/16	59,592.72
	REX OIL COMPANY	00006	881383	264947	11/01/16	524.70
	REX OIL COMPANY	00006	881384	264947	11/01/16	348.00
	REX OIL COMPANY	00006	881385	264947	11/01/16	558.60
	SAM HILL OIL INC	00006	881379	264947	11/01/16	55.00
					Account Total	63,055.22
					Department Total	63,055.22

County of Adams
Vendor Payment Report

<u>921014</u>	<u>ESG (Emergency Solution Grant)</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	HUD-Emergency Shelter					
	US DEPARTMENT OF HOUSING & URB	00030	881524	265077	11/03/16	<u>1,587.70</u>
					Account Total	<u>1,587.70</u>
					Department Total	<u><u>1,587.70</u></u>

County of Adams
Vendor Payment Report

<u>5025</u>	<u>Facilities Club House Maint.</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Buildings					
	ALFRED BENESCH & CO	00005	880762	264691	10/27/16	<u>489.70</u>
					Account Total	<u>489.70</u>
					Department Total	<u><u>489.70</u></u>

County of Adams
Vendor Payment Report

<u>1014</u>	<u>Finance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	SHRED IT USA LLC	00001	881521	265034	11/02/16	<u>40.00</u>
					Account Total	<u>40.00</u>
					Department Total	<u><u>40.00</u></u>

County of Adams
Vendor Payment Report

<u>9114</u>	<u>Fleet- Commerce</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Uniforms & Cleaning					
	WOLF DAVID	00006	881700	265189	11/04/16	<u>53.40</u>
					Account Total	<u>53.40</u>
					Department Total	<u><u>53.40</u></u>

County of Adams
Vendor Payment Report

<u>43</u>	<u>Front Range Airport</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	EATON SALES AND SERVICE INC	00043	881139	264882	11/01/16	<u>38,650.00</u>
					Account Total	<u>38,650.00</u>
					Department Total	<u><u>38,650.00</u></u>

County of Adams
Vendor Payment Report

<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	CHAMBERS HOLDINGS LLC	00001	881314	264900	11/01/16	14,426.16
	IC CHAMBERS LP	00001	880765	264691	10/27/16	6,114.62
	WESTAR REAL PROPERTY SERVICES	00001	881325	264900	11/01/16	14,716.36
					Account Total	35,257.14
	Gas & Electricity					
	Energy Cap Bill ID=6689	00001	880608	264666	10/19/16	195.29
	Energy Cap Bill ID=6693	00001	880609	264666	10/19/16	169.43
	Energy Cap Bill ID=6694	00001	880610	264666	10/21/16	105.96
	Energy Cap Bill ID=6695	00001	880611	264666	10/21/16	610.07
	Energy Cap Bill ID=6696	00001	880612	264666	10/21/16	539.61
					Account Total	1,620.36
	Mileage Reimbursements					
	CARRILLO BILLY	00001	880756	264691	10/27/16	20.52
	SCHAEFER MATTHEW	00001	881296	264900	11/01/16	50.76
					Account Total	71.28
	Other Professional Serv					
	KILTY AND COMPANY	00001	881294	264900	11/01/16	1,000.00
					Account Total	1,000.00
					Department Total	37,948.78

County of Adams
Vendor Payment Report

<u>1113</u>	<u>FO - Children & Family Service</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=6692	00001	880613	264666	10/14/16	<u>6,347.60</u>
					Account Total	<u>6,347.60</u>
					Department Total	<u><u>6,347.60</u></u>

County of Adams
Vendor Payment Report

<u>1114</u>	<u>FO - District Attorney Bldg.</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Maintenance Contracts					
	ECOLAB PEST ELIMINATION DIV	00001	880760	264691	10/27/16	<u>171.45</u>
					Account Total	<u>171.45</u>
					Department Total	<u><u>171.45</u></u>

County of Adams
Vendor Payment Report

<u>1077</u>	<u>FO - Government Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	AUTOMATED BUILDING SOLUTIONS I	00001	880758	264691	10/27/16	1,725.00
					Account Total	1,725.00
	Maintenance Contracts					
	SUMMIT LABORATORIES INC	00001	880757	264691	10/27/16	2,640.00
					Account Total	2,640.00
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=6684	00001	880607	264666	10/14/16	4,094.49
					Account Total	4,094.49
					Department Total	8,459.49

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=6688	00001	880600	264666	10/19/16	73.79
	Energy Cap Bill ID=6690	00001	880601	264666	10/19/16	3,631.90
	Energy Cap Bill ID=6691	00001	880602	264666	10/19/16	232.24
					Account Total	3,937.93
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=6685	00001	880603	264666	10/13/16	43.01
	Energy Cap Bill ID=6687	00001	880604	264666	10/20/16	1,116.18
					Account Total	1,159.19
					Department Total	5,097.12

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=6698	00001	880605	264666	10/21/16	1,051.99
					Account Total	<u>1,051.99</u>
	Maintenance Contracts					
	ECOLAB PEST ELIMINATION DIV	00001	880759	264691	10/27/16	175.82
	MILE HIGH TREE CARE INC	00001	880761	264691	10/27/16	4,000.00
					Account Total	<u>4,175.82</u>
					Department Total	<u><u>5,227.81</u></u>

County of Adams
Vendor Payment Report

<u>2009</u>	<u>FO - Sheriff Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=6700	00001	880614	264666	10/21/16	<u>4,930.54</u>
					Account Total	<u>4,930.54</u>
					Department Total	<u><u>4,930.54</u></u>

County of Adams
Vendor Payment Report

<u>1072</u>	<u>FO - West Service Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	CUTTING EDGE GLASS INC	00001	880764	264691	10/27/16	<u>320.00</u>
					Account Total	<u>320.00</u>
					Department Total	<u><u>320.00</u></u>

County of Adams
Vendor Payment Report

<u>1076</u>	<u>FO-Adams County Service 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=6697	00001	880606	264666	10/21/16	355.51
					Account Total	<u>355.51</u>
	Repair & Maint Supplies					
	FACILITY SOLUTIONS GROUP	00001	881295	264900	11/01/16	4,256.00
					Account Total	<u>4,256.00</u>
					Department Total	<u><u>4,611.51</u></u>

County of Adams
Vendor Payment Report

<u>1069</u>	<u>FO-Animal Shelter 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=6699	00001	880599	264666	10/21/16	<u>633.47</u>
					Account Total	<u>633.47</u>
					Department Total	<u><u>633.47</u></u>

County of Adams
Vendor Payment Report

<u>3098</u>	<u>General Capital Improvements</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Buildings					
	CITY OF BRIGHTON	00004	881623	265132	11/03/16	<u>500.00</u>
					Account Total	<u>500.00</u>
					Department Total	<u><u>500.00</u></u>

County of Adams
Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	A-1 CHI SEAL CO	00001	881390	264947	11/01/16	155,620.53
	ABL MANAGEMENT INC	00001	880706	264684	10/27/16	4,438.36
	ABL MANAGEMENT INC	00001	880708	264684	10/27/16	27.82
	ABL MANAGEMENT INC	00001	880709	264684	10/27/16	23,642.85
	ADAMSON POLICE PRODUCTS	00001	880710	264684	10/27/16	1,690.00
	ADAMSON POLICE PRODUCTS	00001	880711	264684	10/27/16	2,325.00
	ALLIED BARTON SECURITY SERVICE	00001	880712	264684	10/27/16	15,796.27
	ARMORED KNIGHTS INC	00001	881625	265136	11/03/16	332.44
	ARMORED KNIGHTS INC	00001	881626	265136	11/03/16	332.44
	ARMORED KNIGHTS INC	00001	881627	265136	11/03/16	332.44
	ARMORED KNIGHTS INC	00001	881628	265136	11/03/16	332.44
	ARMORED KNIGHTS INC	00001	881628	265136	11/03/16	133.28
	ARMORED KNIGHTS INC	00001	881628	265136	11/03/16	67.41
	ARMORED KNIGHTS INC	00001	881628	265136	11/03/16	67.41
	ARMORED KNIGHTS INC	00001	881628	265136	11/03/16	133.28
	ARMORED KNIGHTS INC	00001	881628	265136	11/03/16	133.28
	ARMORED KNIGHTS INC	00001	881628	265136	11/03/16	67.41
	ARMORED KNIGHTS INC	00001	881628	265136	11/03/16	67.41
	ARMORED KNIGHTS INC	00001	881628	265136	11/03/16	133.28
	ARMORED KNIGHTS INC	00001	881628	265136	11/03/16	133.28
	ARMORED KNIGHTS INC	00001	881628	265136	11/03/16	67.41
	ARMORED KNIGHTS INC	00001	881628	265136	11/03/16	33.70
	ARMORED KNIGHTS INC	00001	881628	265136	11/03/16	332.44
	ARMORED KNIGHTS INC	00001	881628	265136	11/03/16	67.41
	ARMORED KNIGHTS INC	00001	881629	265136	11/03/16	332.44
	ARMORED KNIGHTS INC	00001	881630	265136	11/03/16	332.44
	COLO SEMINARY	00001	881646	265136	11/03/16	3,000.00
	CONTEMPORARY SERVICES CORPORAT	00001	881634	265136	11/03/16	28,886.40
	EON OFFICE PRODUCTS	00001	880713	264684	10/27/16	36,625.63
	GALLS LLC	00001	880714	264684	10/27/16	248.82
	GALLS LLC	00001	880714	264684	10/27/16	37.12
	GALLS LLC	00001	880715	264684	10/27/16	46.90
	GALLS LLC	00001	880715	264684	10/27/16	141.66
	GALLS LLC	00001	880716	264684	10/27/16	253.66
	GRANICUS INC	00001	881647	265136	11/03/16	4,650.00
	HILL & ROBBINS	00001	881651	265136	11/03/16	102.85
	HOLLAND AND HART LLP	00001	881632	265136	11/03/16	4,000.00
	HOV SERVICES INC	00001	881156	264882	11/01/16	11,812.82
	HP DIRECT	00001	881637	265136	11/03/16	1,863.00

County of Adams
Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	JK TRANSPORTS INC	00001	881643	265136	11/03/16	24,412.50
	KD SERVICE GROUP	00001	880717	264684	10/27/16	218.18
	KD SERVICE GROUP	00001	880718	264684	10/27/16	773.34
	KD SERVICE GROUP	00001	880719	264684	10/27/16	394.70
	KD SERVICE GROUP	00001	880720	264684	10/27/16	820.53
	METRO NORTH LTD	00001	881636	265136	11/03/16	963.07
	MWI VETERINARY SUPPLY CO	00001	881199	264883	11/01/16	680.70
	MWI VETERINARY SUPPLY CO	00001	881200	264883	11/01/16	22.96
	MWI VETERINARY SUPPLY CO	00001	881201	264883	11/01/16	1,025.95
	MWI VETERINARY SUPPLY CO	00001	881202	264883	11/01/16	235.00
	MWI VETERINARY SUPPLY CO	00001	881203	264883	11/01/16	22.96
	MWI VETERINARY SUPPLY CO	00001	881204	264883	11/01/16	165.87
	MWI VETERINARY SUPPLY CO	00001	881205	264883	11/01/16	1,090.00
	MWI VETERINARY SUPPLY CO	00001	881206	264883	11/01/16	117.50
	MWI VETERINARY SUPPLY CO	00001	881207	264883	11/01/16	108.00
	MWI VETERINARY SUPPLY CO	00001	881208	264883	11/01/16	507.17
	MWI VETERINARY SUPPLY CO	00001	881209	264883	11/01/16	117.75
	MWI VETERINARY SUPPLY CO	00001	881210	264883	11/01/16	44.58
	MWI VETERINARY SUPPLY CO	00001	881211	264883	11/01/16	1,288.15
	MWI VETERINARY SUPPLY CO	00001	881212	264883	11/01/16	108.85
	MWI VETERINARY SUPPLY CO	00001	881213	264883	11/01/16	288.89
	MWI VETERINARY SUPPLY CO	00001	881214	264883	11/01/16	10.54
	MWI VETERINARY SUPPLY CO	00001	881215	264883	11/01/16	201.80
	MWI VETERINARY SUPPLY CO	00001	881216	264883	11/01/16	2.96
	MWI VETERINARY SUPPLY CO	00001	881217	264883	11/01/16	345.50
	MWI VETERINARY SUPPLY CO	00001	881218	264883	11/01/16	25.37
	MWI VETERINARY SUPPLY CO	00001	881219	264883	11/01/16	228.58
	MWI VETERINARY SUPPLY CO	00001	881220	264883	11/01/16	172.80
	MWI VETERINARY SUPPLY CO	00001	881221	264883	11/01/16	1,093.48
	MWI VETERINARY SUPPLY CO	00001	881224	264883	11/01/16	35.18
	MWI VETERINARY SUPPLY CO	00001	881225	264883	11/01/16	1,110.02
	MWI VETERINARY SUPPLY CO	00001	881226	264883	11/01/16	269.15
	MWI VETERINARY SUPPLY CO	00001	881227	264883	11/01/16	4,128.48
	MWI VETERINARY SUPPLY CO	00001	881228	264883	11/01/16	599.84
	MWI VETERINARY SUPPLY CO	00001	881229	264883	11/01/16	95.48
	MWI VETERINARY SUPPLY CO	00001	881230	264883	11/01/16	213.67

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	MWI VETERINARY SUPPLY CO	00001	881231	264883	11/01/16	501.25
	MWI VETERINARY SUPPLY CO	00001	881232	264883	11/01/16	1,728.75
	MWI VETERINARY SUPPLY CO	00001	881233	264883	11/01/16	124.35
	MWI VETERINARY SUPPLY CO	00001	881234	264883	11/01/16	280.28
	MWI VETERINARY SUPPLY CO	00001	881235	264883	11/01/16	17.16
	MWI VETERINARY SUPPLY CO	00001	881236	264883	11/01/16	26.40
	MWI VETERINARY SUPPLY CO	00001	881237	264883	11/01/16	21.45
	MWI VETERINARY SUPPLY CO	00001	881238	264883	11/01/16	53.27
	MWI VETERINARY SUPPLY CO	00001	881239	264883	11/01/16	345.48
	MWI VETERINARY SUPPLY CO	00001	881240	264883	11/01/16	108.85
	MWI VETERINARY SUPPLY CO	00001	881241	264883	11/01/16	50.00
	MWI VETERINARY SUPPLY CO	00001	881267	264883	11/01/16	54.51
	MWI VETERINARY SUPPLY CO	00001	881268	264883	11/01/16	3.94
	MWI VETERINARY SUPPLY CO	00001	881269	264883	11/01/16	5.04
	MWI VETERINARY SUPPLY CO	00001	881270	264883	11/01/16	182.58
	MWI VETERINARY SUPPLY CO	00001	881271	264883	11/01/16	9.18
	MWI VETERINARY SUPPLY CO	00001	881640	265136	11/03/16	17.40
	NATL RESEARCH CENTER INC	00001	881631	265136	11/03/16	18,360.00
	NATL RESEARCH CENTER INC	00001	881645	265136	11/03/16	14,715.00
	NEVE'S UNIFORMS INC	00001	880721	264684	10/27/16	195.00
	NEVE'S UNIFORMS INC	00001	880722	264684	10/27/16	56.95
	NEVE'S UNIFORMS INC	00001	880738	264684	10/27/16	73.84
	NEVE'S UNIFORMS INC	00001	880739	264684	10/27/16	140.85
	NEVE'S UNIFORMS INC	00001	880740	264684	10/27/16	422.75
	OFFICE SCAPES	00001	881157	264882	11/01/16	5,056.62
	OLD VINE PINNACLE ASSOCIATES	00001	881635	265136	11/03/16	800.00
	PERKINS COIE LLP	00001	881649	265136	11/03/16	537.50
	PERKINS COIE LLP	00001	881649	265136	11/03/16	72.67
	PERKINS COIE LLP	00001	881649	265136	11/03/16	2,302.58
	PERKINS COIE LLP	00001	881649	265136	11/03/16	2,947.75
	PICTOMETRY INTL CORP	00001	881663	265136	11/03/16	4,500.00
	PITNEY BOWES	00001	881708	265195	11/04/16	4,084.77
	RAMIREZ GABRIELLA	00001	880741	264684	10/27/16	316.00
	SPECTRA CONTRACT FLOORING SERV	00001	881391	264947	11/01/16	275.00
	STATE OF COLORADO	00001	881702	265195	11/04/16	8,924.39
	TOSHIBA FINANCIAL SERVICES	00001	880742	264684	10/27/16	2,871.02

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	TOSHIBA FINANCIAL SERVICES	00001	880742	264684	10/27/16	1,278.28
	TOSHIBA FINANCIAL SERVICES	00001	880742	264684	10/27/16	187.44
	TOSHIBA FINANCIAL SERVICES	00001	880742	264684	10/27/16	1,050.52
	TRI COUNTY HEALTH DEPT	00001	881633	265136	11/03/16	270,358.16
					Account Total	<u>683,236.43</u>
					Department Total	<u><u>683,236.43</u></u>

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Vendor Payment Report

<u>5</u>	<u>Golf Course Enterprise Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	CORMAN MECHANICAL CONTRACTORS	00005	881389	264947	11/01/16	<u>32,759.10</u>
					Account Total	<u>32,759.10</u>
					Department Total	<u><u>32,759.10</u></u>

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Vendor Payment Report

<u>9252</u>	<u>GF- Admin/Org Support</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Membership Dues					
	36 COMMUTING SOLUTIONS	00001	881130	264845	10/31/16	301.00
					Account Total	301.00
	Other Professional Serv					
	JUSTICE BENEFITS INC	00001	881132	264845	10/31/16	2,024.00
					Account Total	2,024.00
					Department Total	<u>2,325.00</u>

County of Adams
Vendor Payment Report

<u>1099</u>	<u>GF- Human Service Grants</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	ARCHWAY HOUSING AND SERVICES	00001	881012	264742	10/28/16	1,416.85
	PRECIOUS CHILD	00001	881562	265101	11/03/16	20,000.00
	SENIOR HUB THE	00001	881011	264742	10/28/16	12,068.70
					Account Total	33,485.55
					Department Total	33,485.55

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<u>31</u>	<u>Head Start Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ESSENTIAL ELEMENTS LLC	00031	881141	264882	11/01/16	3,269.35
	MEADOW GOLD DAIRY	00031	881165	264882	11/01/16	166.20
	MEADOW GOLD DAIRY	00031	881166	264882	11/01/16	153.45
	MEADOW GOLD DAIRY	00031	881167	264882	11/01/16	153.45
	MEADOW GOLD DAIRY	00031	881168	264882	11/01/16	111.60
	MEADOW GOLD DAIRY	00031	881169	264882	11/01/16	153.45
	MEADOW GOLD DAIRY	00031	881170	264882	11/01/16	96.95
	MEADOW GOLD DAIRY	00031	881171	264882	11/01/16	111.60
	MEADOW GOLD DAIRY	00031	881172	264882	11/01/16	55.80
	MEADOW GOLD DAIRY	00031	881173	264882	11/01/16	97.65
	MEADOW GOLD DAIRY	00031	881174	264882	11/01/16	83.70
	MEADOW GOLD DAIRY	00031	881175	264882	11/01/16	157.91
	MEADOW GOLD DAIRY	00031	881176	264882	11/01/16	19.44
	MEADOW GOLD DAIRY	00031	881177	264882	11/01/16	55.80
	MEADOW GOLD DAIRY	00031	881178	264882	11/01/16	55.80
	MEADOW GOLD DAIRY	00031	881179	264883	11/01/16	83.70
	MEADOW GOLD DAIRY	00031	881180	264883	11/01/16	127.91
	MEADOW GOLD DAIRY	00031	881181	264883	11/01/16	27.70
	MEADOW GOLD DAIRY	00031	881182	264883	11/01/16	139.50
	MEADOW GOLD DAIRY	00031	881183	264883	11/01/16	27.90
	MEADOW GOLD DAIRY	00031	881184	264883	11/01/16	97.65
	MEADOW GOLD DAIRY	00031	881185	264883	11/01/16	41.85
	MEADOW GOLD DAIRY	00031	881186	264883	11/01/16	97.65
	MEADOW GOLD DAIRY	00031	881187	264883	11/01/16	97.65
	MEADOW GOLD DAIRY	00031	881188	264883	11/01/16	13.95
	MEADOW GOLD DAIRY	00031	881189	264883	11/01/16	111.60
	MEADOW GOLD DAIRY	00031	881190	264883	11/01/16	41.85
	MEADOW GOLD DAIRY	00031	881191	264883	11/01/16	97.65
	MEADOW GOLD DAIRY	00031	881192	264883	11/01/16	41.85
	MEADOW GOLD DAIRY	00031	881193	264883	11/01/16	111.60
	MEADOW GOLD DAIRY	00031	881194	264883	11/01/16	13.95
	MEADOW GOLD DAIRY	00031	881195	264883	11/01/16	41.85
	MEADOW GOLD DAIRY	00031	881196	264883	11/01/16	27.90
	MEADOW GOLD DAIRY	00031	881197	264883	11/01/16	27.90
	MEADOW GOLD DAIRY	00031	881198	264883	11/01/16	139.50

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<u>31</u>	<u>Head Start Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	ONE WORLD TRANSLATION & ASSOCI	00031	881143	264882	11/01/16	63.64
	ONE WORLD TRANSLATION & ASSOCI	00031	881145	264882	11/01/16	90.04
	ONE WORLD TRANSLATION & ASSOCI	00031	881146	264882	11/01/16	75.60
	ONE WORLD TRANSLATION & ASSOCI	00031	881148	264882	11/01/16	78.96
	ONE WORLD TRANSLATION & ASSOCI	00031	881150	264882	11/01/16	108.00
	ONE WORLD TRANSLATION & ASSOCI	00031	881151	264882	11/01/16	131.40
	ONE WORLD TRANSLATION & ASSOCI	00031	881153	264882	11/01/16	93.40
	ONE WORLD TRANSLATION & ASSOCI	00031	881154	264882	11/01/16	47.24
	ONE WORLD TRANSLATION & ASSOCI	00031	881155	264882	11/01/16	92.12
	ONE WORLD TRANSLATION & ASSOCI	00031	881374	264947	11/01/16	98.96
	ONE WORLD TRANSLATION & ASSOCI	00031	881375	264947	11/01/16	66.68
	ONE WORLD TRANSLATION & ASSOCI	00031	881376	264947	11/01/16	82.20
	ONE WORLD TRANSLATION & ASSOCI	00031	881377	264947	11/01/16	86.40
	ONE WORLD TRANSLATION & ASSOCI	00031	881378	264947	11/01/16	116.82
					Account Total	7,384.72
					Department Total	7,384.72

County of Adams
Vendor Payment Report

<u>1015</u>	<u>Human Resources- Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Messenger/Delivery Service					
	QUICKSILVER EXPRESS COURIER	00001	880994	264711	10/27/16	121.98
					Account Total	121.98
	Other Professional Serv					
	SHRED IT USA LLC	00001	881521	265034	11/02/16	100.00
					Account Total	100.00
	Travel & Transportation					
	GRAND COUNTY	00001	881131	264845	10/31/16	900.00
					Account Total	900.00
					Department Total	<u>1,121.98</u>

County of Adams
Vendor Payment Report

<u>1074</u>	<u>HR- 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					
	ADVANCED URGENT CARE AND OCC M	00019	880990	264711	10/27/16	255.00
	COLO OCCUPATIONAL MEDICINE PHY	00019	880991	264711	10/27/16	150.00
					Account Total	<u>405.00</u>
					Department Total	<u><u>405.00</u></u>

County of Adams
Vendor Payment Report

<u>8622</u>	<u>Insurance -Benefits & Wellness</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	LEONARD KELLY K	00019	880992	264711	10/27/16	<u>1,613.35</u>
					Account Total	<u>1,613.35</u>
					Department Total	<u><u>1,613.35</u></u>

County of Adams
Vendor Payment Report

<u>19</u>	<u>Insurance Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	COLO FRAME & SUSPENSION	00019	881656	265136	11/03/16	475.29
	COLO FRAME & SUSPENSION	00019	881657	265136	11/03/16	4,683.05
	COLO FRAME & SUSPENSION	00019	881658	265136	11/03/16	436.60
	COLO FRAME & SUSPENSION	00019	881659	265136	11/03/16	688.07
	COLO FRAME & SUSPENSION	00019	881660	265136	11/03/16	3,408.10
	COLO FRAME & SUSPENSION	00019	881661	265136	11/03/16	2,869.34
	COLO FRAME & SUSPENSION	00019	881662	265136	11/03/16	729.10
	FACTORY MOTOR PARTS	00019	881652	265136	11/03/16	220.97
	FACTORY MOTOR PARTS	00019	881653	265136	11/03/16	110.67
	FACTORY MOTOR PARTS	00019	881654	265136	11/03/16	441.36
	FACTORY MOTOR PARTS	00019	881655	265136	11/03/16	220.68
	FIT SOLDIERS FITNESS BOOT CAMP	00019	881373	264947	11/01/16	3,040.00
					Account Total	17,323.23
					Department Total	17,323.23

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<u>8611</u>	<u>Insurance- Property/Casualty</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Auto Physical Damage					
	A & E TIRE INC	00019	881515	265034	11/02/16	128.00
	COLOGRAPHIC INC	00019	881516	265034	11/02/16	122.58
	JOE'S TOWING & RECOVERY	00019	881517	265034	11/02/16	156.00
	JOE'S TOWING & RECOVERY	00019	881518	265034	11/02/16	64.00
	JOE'S TOWING & RECOVERY	00019	881519	265034	11/02/16	55.00
	LONGMONT FORD	00019	881520	265034	11/02/16	456.45
	MAJOR ADJUSTING CO	00019	880993	264711	10/27/16	110.00
					Account Total	1,092.03
					Department Total	1,092.03

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Vendor Payment Report

<u>1061</u>	<u>IT Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	OTT MARY ANN	00001	881531	265077	11/03/16	<u>154.00</u>
					Account Total	<u>154.00</u>
					Department Total	<u><u>154.00</u></u>

County of Adams
Vendor Payment Report

<u>1056</u>	<u>IT Help Desk & Servers</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Temporary Labor					
	VINCENTBENJAMIN DENVER CONSULT	00001	879187	263601	10/05/16	<u>841.50</u>
					Account Total	<u>841.50</u>
					Department Total	<u><u>841.50</u></u>

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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>
	ISP Services					
	COMCAST BUSINESS	00001	880538	264569	10/25/16	1,700.00
					Account Total	<u>1,700.00</u>
	Telephone					
	WINDSTREAM COMMUNICATIONS	00001	881532	265077	11/03/16	2,102.05
					Account Total	<u>2,102.05</u>
					Department Total	<u><u>3,802.05</u></u>

County of Adams
Vendor Payment Report

<u>1081</u>	<u>Long Range Strategic Planning</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Legal Notices					
	URBAN LAND INSTITUTE	00001	881527	265077	11/03/16	<u>850.00</u>
					Account Total	<u>850.00</u>
					Department Total	<u><u>850.00</u></u>

County of Adams
Vendor Payment Report

<u>9253</u>	<u>Office of Cultural Affairs</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Travel & Transportation					
	RODRIGUEZ GABRIEL	00001	881405	264974	11/02/16	<u>61.00</u>
					Account Total	<u>61.00</u>
					Department Total	<u><u>61.00</u></u>

County of Adams
Vendor Payment Report

<u>6201</u>	<u>Open Space Tax- Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	ADAM COUNTY OFFICE OF LONG RAN	00028	880616	264673	10/27/16	<u>30.00</u>
					Account Total	<u>30.00</u>
	Mileage Reimbursements					
	MCDOWELL SHANNON	00028	880618	264673	10/27/16	<u>143.92</u>
					Account Total	<u>143.92</u>
					Department Total	<u><u>173.92</u></u>

County of Adams
Vendor Payment Report

<u>3128</u>	<u>Park 1200-HS</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	PARK 12 HUNDRED OWNERS ASSOCIA	00004	881319	264900	11/01/16	44,502.00
	PARK 12 HUNDRED OWNERS ASSOCIA	00004	881321	264900	11/01/16	14,834.00
	PARK 12 HUNDRED OWNERS ASSOCIA	00004	881322	264900	11/01/16	14,834.00
	PARK 12 HUNDRED OWNERS ASSOCIA	00004	881324	264900	11/01/16	14,834.00
					Account Total	89,004.00
					Department Total	89,004.00

County of Adams
Vendor Payment Report

<u>1111</u>	<u>Parks Facilities</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	DILLER MECHANICAL SERVICES LLC	00001	880763	264691	10/27/16	1,760.00
					Account Total	1,760.00
					Department Total	1,760.00

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Vendor Payment Report

<u>9250</u>	<u>Perf. Innov. & Sust Program</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Travel & Transportation					
	FERGUSON JULIA	00001	881129	264845	10/31/16	<u>147.50</u>
					Account Total	<u>147.50</u>
					Department Total	<u><u>147.50</u></u>

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Vendor Payment Report

<u>5010</u>	<u>PKS- Fair & Special Events</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Fair Expenses-General					
	BINER, EMILY	00001	881134	264845	10/31/16	84.00
	NTELLIGENT SYSTEMS	00001	880620	264673	10/27/16	750.00
					Account Total	834.00
	Travel & Transportation					
	BOSSINGHAM CASANDRA	00001	881698	265189	11/04/16	94.00
					Account Total	94.00
					Department Total	928.00

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Vendor Payment Report

<u>5015</u>	<u>PKS- Grounds Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Buildings					
	DS CONSULTING INC	00001	881326	264900	11/01/16	1,350.00
					Account Total	1,350.00
	Water/Sewer/Sanitation					
	NORTHGLENN CITY OF	00001	880619	264673	10/27/16	40.00
					Account Total	40.00
					Department Total	1,390.00

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<u>5012</u>	<u>PKS- Regional Complex</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Mileage Reimbursements					
	CARLSON KURT A	00001	880617	264673	10/27/16	<u>434.16</u>
					Account Total	<u>434.16</u>
					Department Total	<u><u>434.16</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					
	LEWIS JESS	00001	881133	264845	10/31/16	<u>65.00</u>
					Account Total	<u>65.00</u>
					Department Total	<u><u>65.00</u></u>

County of Adams
Vendor Payment Report

13	Road & Bridge Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	ALDERMAN BERNSTEIN	00013	881371	264947	11/01/16	929.62
	ALDERMAN BERNSTEIN	00013	881372	264947	11/01/16	10,206.50
	ALLIED WASTE SERVICES #535	00013	881681	265141	11/03/16	681.68
	ALSCO	00013	881668	265141	11/03/16	75.10
	ALSCO	00013	881669	265141	11/03/16	75.10
	ALSCO	00013	881670	265141	11/03/16	75.10
	ALSCO	00013	881671	265141	11/03/16	87.97
	ASPHALT SPECIALTIES CO INC	00013	881683	265141	11/03/16	1,007.19
	ASPHALT SPECIALTIES CO INC	00013	881684	265141	11/03/16	1,324.83
	ASPHALT SPECIALTIES CO INC	00013	881685	265141	11/03/16	46.92
	ASPHALT SPECIALTIES CO INC	00013	881686	265141	11/03/16	19.61
	BIG R BRIDGE	00013	881664	265136	11/03/16	2,820.00
	BIG R BRIDGE	00013	881665	265136	11/03/16	3,240.00
	BIG R BRIDGE	00013	881666	265136	11/03/16	4,275.00
	BRANNAN SAND & GRAVEL COMPANY	00013	881672	265141	11/03/16	126.69
	BRANNAN SAND & GRAVEL COMPANY	00013	881673	265141	11/03/16	817.95
	BRANNAN SAND & GRAVEL COMPANY	00013	881674	265141	11/03/16	116.03
	BRANNAN SAND & GRAVEL COMPANY	00013	881675	265141	11/03/16	103.32
	BRANNAN SAND & GRAVEL COMPANY	00013	881676	265141	11/03/16	81.18
	BRANNAN SAND & GRAVEL COMPANY	00013	881677	265141	11/03/16	214.43
	BRANNAN SAND & GRAVEL COMPANY	00013	881678	265141	11/03/16	82.00
	BRANNAN SAND & GRAVEL COMPANY	00013	881679	265141	11/03/16	95.12
	CARTEGRAPH SYSTEMS INC	00013	881369	264947	11/01/16	26,320.00
	CENTURY LINK ASSET ACCOUNTING	00013	881370	264947	11/01/16	1,044.00
	GMCO CORPORATION	00013	881682	265141	11/03/16	20,556.80
	GOODLAND CONSTRUCTION	00013	881624	265136	11/03/16	144,917.39
	GROUND ENGINEERING CONSULTANTS	00013	881158	264882	11/01/16	652.50
	GROUND ENGINEERING CONSULTANTS	00013	881159	264882	11/01/16	920.00
	GROUND ENGINEERING CONSULTANTS	00013	881160	264882	11/01/16	9,242.50
	GROUND ENGINEERING CONSULTANTS	00013	881161	264882	11/01/16	2,227.50
	REPUBLIC SERVICES #535	00013	881680	265141	11/03/16	2,482.60
	TERRACON	00013	881162	264882	11/01/16	20,433.25
	UTILITY NOTIFICATION CENTER OF	00013	881667	265136	11/03/16	150.15
					Account Total	255,448.03

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>
	Retainages Payable					
	GOODLAND CONSTRUCTION	00013	881624	265136	11/03/16	7,245.87-
					Account Total	7,245.87-
					Department Total	248,202.16

County of Adams
Vendor Payment Report

<u>7</u>	<u>Stormwater Utility Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Retainages Payable					
	INDUSTRIAL PIPE SOLUTIONS	00007	881349	264924	11/01/16	<u>3,592.00</u>
					Account Total	<u>3,592.00</u>
					Department Total	<u><u>3,592.00</u></u>

County of Adams
Vendor Payment Report

<u>97800</u>	<u>Wagner-Peyser</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	880598	264661	10/27/16	<u>40.01</u>
					Account Total	<u>40.01</u>
					Department Total	<u><u>40.01</u></u>

County of Adams
Vendor Payment Report

<u>97803</u>	<u>Wagner-Peyser Migrant Seasonal</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	880598	264661	10/27/16	<u>104.90</u>
					Account Total	<u>104.90</u>
					Department Total	<u><u>104.90</u></u>

County of Adams
Vendor Payment Report

<u>4400</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					
	RAMEY ENVIRONMENTAL COMPLIANCE	00044	880769	264689	10/27/16	41.25
					Account Total	41.25
	Gas & Electricity					
	XCEL ENERGY	00044	880989	264710	10/27/16	1,072.40
					Account Total	1,072.40
	Laboratory Analysis					
	COLO ANALYTICAL LABORATORY	00044	880747	264687	10/27/16	227.00
	COLO ANALYTICAL LABORATORY	00044	880748	264687	10/27/16	48.00
					Account Total	275.00
					Department Total	1,388.65

County of Adams
Vendor Payment Report

<u>44</u>	<u>Water and Wastewater Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	RAMEY ENVIRONMENTAL COMPLIANCE	00044	881163	264882	11/01/16	<u>4,365.00</u>
					Account Total	<u>4,365.00</u>
					Department Total	<u><u>4,365.00</u></u>

County of Adams
Vendor Payment Report

<u>35</u>	<u>Workforce & Business Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	COMPUTER SYSTEMS DESIGN	00035	881641	265136	11/03/16	<u>4,800.00</u>
					Account Total	<u>4,800.00</u>
					Department Total	<u><u>4,800.00</u></u>

County of Adams
Vendor Payment Report

<u>99600</u>	<u>WBC Admin Pool</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Mileage Reimbursements					
	BARRIBO LAURA	00035	881530	265077	11/03/16	24.84
	CASTILLO YVONNE	00035	881528	265077	11/03/16	17.28
					Account Total	42.12
					Department Total	42.12

County of Adams
Vendor Payment Report

<u>99804</u>	<u>WIA Shared Program Direct</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	880598	264661	10/27/16	<u>52.45</u>
					Account Total	<u>52.45</u>
					Department Total	<u><u>52.45</u></u>

County of Adams
Vendor Payment Report

<u>97500</u>	<u>WIA YOUTH OLDER</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Supp Svcs-Incentives					
	HODGE BRANDY	00035	880592	264661	10/27/16	175.00
	RAMIREZ LARISSA	00035	880595	264661	10/27/16	50.00
					Account Total	225.00
					Department Total	225.00

County of Adams
Vendor Payment Report

<u>97400</u>	<u>WIA YOUTH YOUNGER</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Supp Svcs-Incentives					
	MORWAY MICHELLE	00035	880593	264661	10/27/16	50.00
	PEREZ JOSE	00035	880594	264661	10/27/16	50.00
	RODRIGUEZ SAMANTHA	00035	880596	264661	10/27/16	175.00
	RODRIGUEZ WINSTON	00035	880597	264661	10/27/16	175.00
					Account Total	450.00
					Department Total	450.00

County of Adams
Vendor Payment Report

<u>99807</u>	<u>Youth Shared Prgrm Direct Cost</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	880598	264661	10/27/16	<u>367.15</u>
					Account Total	<u>367.15</u>
					Department Total	<u><u>367.15</u></u>

County of Adams
Vendor Payment Report

Grand Total 1,621,590.37

**MINUTES OF COMMISSIONERS' PROCEEDINGS FOR
TUESDAY, NOVEMBER 1, 2016**

1. ROLL CALL (17:13 PM)

Present: All Commissioners present.

Excused:

2. PLEDGE OF ALLEGIANCE (17:14 PM)

3. MOTION TO APPROVE AGENDA (17:14 PM)

Motion to Approve 3. MOTION TO APPROVE AGENDA Moved by Jan Pawlowski, seconded by Eva J. Henry, unanimously carried.

4. AWARDS AND PRESENTATIONS (17:14 PM)

A. 16-785 Recognition of Adams County Participation in the National Flood Insurance Program (17:14 PM)

B. 16-796 APA Colorado 2016 Honor Award (17:17 PM)

C. 16-795 Proclamation of November as National Adoption Month (17:26 PM)

D. 16-797 Proclamation of November 19, 2016 as National Adoption Day (17:28 PM)

5. PUBLIC COMMENT (17:33 PM)

A. Citizen Communication (17:34 PM)

A total of 30 minutes is allocated at this time for public comment and each speaker will be limited to 3 minutes. If there are additional requests from the public to address the Board, time will be allocated at the end of the meeting to complete public comment. The chair requests that there be no public comment on issues for which a prior public hearing has been held before this Board.

B. Elected Officials' Communication (17:41 PM)

6. CONSENT CALENDAR (17:47 PM)

A. 16-786 List of Expenditures Under the Dates of October 17-21, 2016

B. 16-790 Minutes of the Commissioners' Proceedings from October 25, 2016

C. 16-769 Resolution Appointing Captain Gene Claps as a Member to the Community Corrections Board

D. 16-774 Resolution Appointing Jennifer Morgen as a Member to the Community Corrections Board

E. 16-783 Resolution Approving Changes to the Adams County Workforce Development Bylaws to Better Align with the Workforce Innovation and Opportunity Act of 2014

F. 16-784 Resolution Approving Land Lease Agreement between Adams County and CEC Solar #1130, LLC

G. 16-787 Resolution Approving a Great Outdoors Colorado Trust Fund (GOCO) Planning Grant Application for a Natural Play Area at the 88th Avenue Open Space

H. 16-792 Resolution Continuing Land Use Case #PRC2016-00004 Pomponio Terrace Filing 1 and 2

Motion to Approve 6. CONSENT CALENDAR Moved by Jan Pawlowski, seconded by Eva J. Henry, unanimously carried.

7. NEW BUSINESS

A. COUNTY MANAGER (17:47 PM)

1. 16-776 Resolution Approving an Agreement between Adams County and the Colorado Boys Ranch Foundation dba Colorado Boys Ranch Youth Connect, for Home-Based Intervention Services, for the Human Services Department, Children and Family Services Division (17:47 PM)

Motion to Approve 1. 16-776 Resolution Approving an Agreement between Adams County and the Colorado Boys Ranch Foundation dba Colorado Boys Ranch Youth Connect, for Home-Based Intervention Services, for the Human Services Department, Children and Family Services Division Moved by Jan Pawlowski, seconded by Eva J. Henry, unanimously carried.

2. 16-778 Resolution Approving an Agreement between Adams County and Maple Star Colorado, for Home-Based Intervention and Mental Health Services, for the Human Services Department, Children and Family Services Division (17:50 PM)

Motion to Approve 2. 16-778 Resolution Approving an Agreement between Adams County and Maple Star Colorado, for Home-Based Intervention and Mental Health Services, for the Human Services Department, Children and Family Services Division Moved by Erik Hansen, seconded by Eva J. Henry, unanimously carried.

3. 16-780 Resolution Approving an Agreement between Adams County and Savio for Home-Based Intervention, Life Skills, Intensive Family Therapy, Sexual Abuse and Substance Abuse Counseling Services, for the Human Services Department, Children and Family Services Division

Motion to Approve 3. 16-780 Resolution Approving an Agreement between Adams County and Savio for Home-Based Intervention, Life Skills, Intensive Family Therapy, Sexual Abuse and Substance Abuse Counseling Services, for the Human Services Department, Children and Family Services Division Moved by Erik Hansen, seconded by Eva J. Henry, unanimously carried.

4. 16-782 Resolution Approving an Agreement between Adams County and the Life Support Behavioral Institute for Substance Abuse Counseling Services, for the Human Services Department, Children and Family Services Division

Motion to Approve 4. 16-782 Resolution Approving an Agreement between Adams County and the Life Support Behavioral Institute for Substance Abuse Counseling Services, for the Human Services Department, Children and Family Services Division Moved by Erik Hansen, seconded by Eva J. Henry, unanimously carried.

5. 16-777 Resolution Approving an Agreement between Adams County and Shiloh Home, Inc., for Home-Based Intervention Services, Mental Health, Life Skills and Sexual Abuse Counseling Services for the Human Services Department, Children and Family Services Division

Motion to Approve 5. 16-777 Resolution Approving an Agreement between Adams County and Shiloh Home, Inc., for Home-Based Intervention Services, Mental Health, Life Skills and Sexual Abuse Counseling Services for the Human Services Department, Children and Family Services Division Moved by Erik Hansen, seconded by Eva J. Henry, unanimously carried.

B. COUNTY ATTORNEY (18:14 PM)

8. ADJOURNMENT (18:14 PM)

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: Fall 2016 Open Space Sales Tax Grant Awards
FROM: Nathan Mosley, Parks and Open Space Director, Shannon McDowell, and Renee Petersen
AGENCY/DEPARTMENT: Parks & Open Space
HEARD AT STUDY SESSION ON: October 25, 2016
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners award grant funds to projects as recommended by the Open Space Advisory Board.

BACKGROUND:

On August 1, 2016, the Open Space Program received fourteen grant applications, including seven passive grant applications, five active grant applications, and two mini-grant applications. The total amount requested was \$9,958,216, which included \$8,118,866 for passive projects, \$1,829,500 for active projects, and \$9,850 for mini-grants. The total amount available for distribution was \$5,877,412.77.

The Open Space Advisory Board (OSAB) recommended full funding of both mini-grant applications, full funding for four passive applications and one active application, and partial funding for one passive application and one active application. If the Board of County Commissioners follows the OSAB's recommendations, the fund will carry a zero balance to the next grant cycle. The recommended funding decreases the level of overall active funding from 28.16% to 27.14%.

A detailed list of projects and the recommendation for funding is below.

Applicant	Project	Amount
Adams County	Twin Lakes Park Mile High Youth Corps Russian Olive Removal Project	\$5,000
City of Brighton	High School Seniors Beautification Project at Fairview Cemetery	\$4,850
Adams County	Willow Bay Open Space Acquisition	\$3,000,000
City of Brighton	Sable Farmland Acquisition	\$1,674,750
City of Westminster	Egging Open Space Acquisition	\$367,250
City of Westminster	Westminster Station Park Phase I Project	\$506,000

City of Brighton	Brighton Japanese-American Assn. Park Master Plan Project	\$16,000
Town of Bennett	Trupp Park Shade and Seating Amenities Project	\$21,500
Hyland Hills Park & Recreation District	Clear Creek Valley Park Deep Well and More Project	\$282,062.77
	Total	\$5,877,412.77

The projects recommended for funding were discussed in a study session on October 25, 2016. The Commissioners supported the board's recommendations for funding.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Open Space Advisory Board, Applicants

ATTACHED DOCUMENTS:

Resolution Approving the Award of Open Space Grant Awards

FISCAL IMPACT:

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

Fund: 28

Cost Center: 6202

	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:	8810		5,877,412.77
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>5,877,412.77</u>

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING THE AWARD OF OPEN SPACE GRANT AWARDS AND
GRANT AGREEMENTS ON NOVEMBER 15, 2016

Resolution 2016-

WHEREAS, Adams County voters approved an Open Space Sales Tax on November 2, 1999, to be used in accordance with Resolution 99-1; and,

WHEREAS, Resolution 99-1 specifies that the Board of County Commissioners shall appoint an Adams County Open Space Advisory Board to recommend projects to be funded through a grant program using 68% of the Open Space Sales Tax; and,

WHEREAS, the Adams County Open Space Advisory Board has received and reviewed grant applications submitted on August 1, 2016, for tax funds collected in the first half of 2016; and,

WHEREAS, the Adams County Open Space Advisory Board made the following recommendations to the Board of County Commissioners:

Applicant	Project	Amount
Adams County	Twin Lakes Park Mile High Youth Corps Russian Olive Removal Project	\$5,000
City of Brighton	High School Seniors Beautification Project at Fairview Cemetery	\$4,850
Adams County	Willow Bay Open Space Acquisition	\$3,000,000
City of Brighton	Sable Farmland Acquisition	\$1,674,750
City of Westminster	Egging Open Space Acquisition	\$367,250
City of Westminster	Westminster Station Park Phase I Project	\$506,000
City of Brighton	Brighton Japanese-American Assn. Park Master Plan Project	\$16,000
Town of Bennett	Trupp Park Shade and Seating Amenities Project	\$21,500
Hyland Hills Park & Recreation District	Clear Creek Valley Park Deep Well and More Project	\$282,062.77
	Total	\$5,877,412.77

WHEREAS, the Board of County Commissioners has reviewed the recommendations by the Adams County Open Space Advisory Board; and,

WHEREAS, the Board of County Commissioners concurs with the recommendations of the Open Space Advisory Board and desires to award grants in the amounts listed above; and,

WHEREAS, all grant awards are contingent upon the full execution of a Grant Agreement between the Grantee and the County; and,

WHEREAS, the signed Grant Agreement must be received no later than 45 days from the award date.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the above grant awards for projects submitted August 1, 2016, be and hereby are approved.

BE IT FURTHER RESOLVED, that the Chairman is authorized to execute said grant agreements on behalf of "Adams County."

BE IT FURTHER RESOLVED, that the Director of Adams County Parks and Open Space hereby has the authority to sign as "Grantee" for the above grant agreements awarded to Adams County.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: Establishing Legal Holidays to be Observed by Adams County Offices in 2017
FROM: Todd Leopold, County Manager's Office
AGENCY/DEPARTMENT: County Manager's Office
HEARD AT STUDY SESSION ON: November 1, 2016
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolution.

BACKGROUND:

Below is a list of the proposed legal holidays to be observed by the Adams County Offices in 2017.

January 2, 2017	Monday	New Year's Day
January 16, 2017	Monday	Martin Luther King, Jr. Day
February 20, 2017	Monday	Presidents' Day
May 29, 2017	Monday	Memorial Day
July 4, 2017	Tuesday	Independence Day
September 4, 2017	Monday	Labor Day
October 9, 2017	Monday	Columbus Day
November 10, 2017	Friday	Veterans Day
November 23, 2017	Thursday	Thanksgiving Day
November 24, 2017	Friday	Day after Thanksgiving
December 25, 2017	Monday	Christmas Day

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office

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: 0001
Cost Center: 2053.6180

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

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

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

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

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ESTABLISHING LEGAL HOLIDAYS TO BE OBSERVED BY ADAMS
COUNTY OFFICES IN 2017

BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the legal holidays to be observed by Adams County Government Offices during 2017 calendar year shall be as follows:

<u>DATE</u>	<u>DAY</u>	<u>HOLIDAY</u>
January 2, 2017	Monday	New Year's Day
January 16, 2017	Monday	Martin Luther King, Jr. Day
February 20, 2017	Monday	Presidents' Day
May 29, 2017	Monday	Memorial Day
July 4, 2017	Tuesday	Independence Day
September 4, 2017	Monday	Labor Day
October 9, 2017	Monday	Columbus Day
November 10, 2017	Friday	Veterans Day
November 23, 2017	Thursday	Thanksgiving Day
November 24, 2017	Friday	Day after Thanksgiving
December 25, 2017	Monday	Christmas Day



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: Resolution accepting deed conveying property from Roy J. Marion and Sallie Marion, to Adams County for the dedication of road right of way for Monaghan Road
FROM: Jeffery Maxwell, P.E., PTOE, Director of Transportation
AGENCY/DEPARTMENT: Transportation
HEARD AT STUDY SESSION ON
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves the Permanent Easement Agreement and Real Property Donation

BACKGROUND:

Adams County is acquiring a Warranty Deed for right-of-way purposes in conjunction with the title correction of two 35 plus acre parcels located in the Northwest Quarter of Section 10, Township 1 South, Range 65 West of the 6th Principal Meridian; the attached resolution will allow the County to accept the Warranty Deed.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Transportation Department; Department of Transportation, State of Colorado; Office of the County Attorney; and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution and warranty deed

FISCAL IMPACT:

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

Fund:
Cost Center:

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

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

Draft Resolution

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

**RESOLUTION ACCEPTING DEED CONVEYING PROPERTY FROM
ROY J. MARION AND SALLIE MARION TO ADAMS COUNTY FOR THE
DEDICATION OF ROAD RIGHT OF WAY FOR MONAGHAN ROAD**

Resolution 2016-

WHEREAS, Roy J. Marion and Sallie Marion have executed a Warranty Deed to dedicate a parcel for road right-of-way purposes for Monaghan Road that complies with County standards and will benefit the citizens of Adams County; and,

WHEREAS, this Warranty Deed is in conjunction with the title correction of two, 35 plus acre parcels located in the Northwest Quarter of Section 10, Township 1 South, Range 65 West of the 6th Principal Meridian, County of Adams, State of Colorado; and,

WHEREAS, the Planning Commission for Adams County, Colorado has considered the advisability of accepting the Warranty Deed from Roy J. Marion and Sallie Marion, as described in the attached Warranty Deed; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 13th day of October, 2016, the Planning Commission recommended that the Board of County Commissioners accept said Warranty Deed.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Warranty Deed from Roy J. Marion and Sallie Marion, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

WARRANTY DEED

THIS DEED, dated this 24 day of February 2016, between **Roy J. Marion and Sallie Marion**, of the County of Lincoln and State of Oregon, grantor(s), and **THE COUNTY OF ADAMS, State of Colorado**, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601 of the said County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for **TEN AND NO/100'S DOLLARS (\$10.00)** AND other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm, unto the grantee(s), their successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Adams, State of Colorado, described as follows:

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

Also known by street and number as: Vacant Land
Assessor's schedule or parcel number: part of 0-1567-10-2-00-003
Dedicated for Monaghan Road at 15700 Monaghan Road

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), their successors and assigns forever. The grantor(s), for themselves, their heirs and personal representatives, do covenant, grant, bargain and agree to and with the grantee(s), their successors and assigns, that at the time of the ensealing and delivery of these presents, they are well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except documents of record, oil, gas and mineral interests if any.

The grantor(s) shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), their successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.



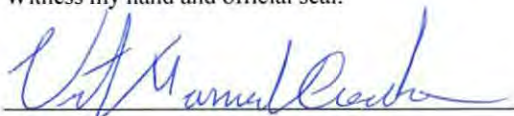
Roy J. Marion



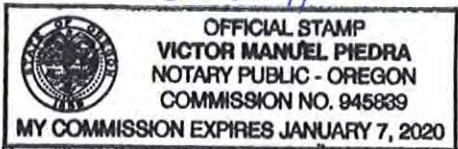
Sallie Marion

STATE OF OREGON)
) ss
County of Lincoln)

The foregoing instrument was acknowledged before me this 24 day of February, 2016, by Roy J. Marion and Sallie Marion.

Witness my hand and official seal.


Notary Public

My commission expires: January 7, 2020

OFFICIAL STAMP
VICTOR MANUEL PIEDRA
NOTARY PUBLIC - OREGON
COMMISSION NO. 945839
MY COMMISSION EXPIRES JANUARY 7, 2020

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

EXHIBIT A

LEGAL DESCRIPTION: MARION TO ADAMS COUNTY

THAT PART OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 4 WHICH BEARS NORTH 88°52'47" EAST A DISTANCE OF 1120.72 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER SAID SECTION 10; THENCE NORTH 00°06'19 WEST ALONG THE WEST LINE OF SAID PARCEL 4, A DISTANCE OF 573.98 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 420.00 FEET; THE DELTA OF SAID CURVE IS 68°33'26", THE CHORD OF SAID CURVE BEARS N34°10'24"E, 473.10 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 502.55 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°27'07" EAST A DISTANCE OF 156.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS OF SAID CURVE IS 480.00 FEET; THE DELTA OF SAID CURVE IS 47°54'17", THE CHORD OF SAID CURVE BEARS N44°29'59"E, 389.74 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 401.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 20°32'50" EAST A DISTANCE OF 3.89 FEET TO THE NORTH LINE OF SAID PARCEL 4; THENCE NORTH 76°50'50" WEST ALONG SAID NORTH LINE, A DISTANCE OF 45.12 FEET; THENCE NORTH 69°27'56" WEST ALONG SAID NORTH LINE, A DISTANCE OF 15.26 FEET TO A POINT ON A CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 420.00 FEET; THE DELTA OF SAID CURVE IS 47°38'36", THE CHORD OF SAID CURVE BEARS S44°37'49"W, 339.27 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 349.24 FEET TO THE END OF SAID CURVE; THENCE SOUTH 68°27'07" WEST A DISTANCE OF 156.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS OF SAID CURVE IS 480.00 FEET; THE DELTA OF SAID CURVE IS 34°59'24", THE CHORD OF SAID CURVE BEARS S50°57'25"W, 288.60 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 293.13 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MONAGHAN ROAD AS DESCRIBED IN THE DEED RECORDED IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER ON APRIL 9, 2007 AT RECEPTION NO. 2007000035260 FROM KALLSEN & SONS INC. TO THE COUNTY OF ADAMS, STATE OF COLORADO, AND A POINT ON A CURVE TO THE LEFT, THE RADIUS OF SAID CURVE IS 410.00 FEET; THE DELTA OF SAID CURVE IS 17°59'25", THE CHORD OF SAID CURVE BEARS S08°53'24"W, 128.21 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 128.74 FEET TO THE END OF SAID CURVE; THENCE SOUTH 00°06'19" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 138.77 FEET TO THE POINT OF BEGINNING. CONTAINS 54,370 SQUARE FEET OR 1.248 ACRES MORE OR LESS.

BASIS OF BEARINGS:

THE WEST LINE OF THE NORTHWEST ONE-QUARTER (THE N.W. CORNER IS A 2" ALUMINUM CAP, P.L.S. 25937 IN RANGE BOX AND THE S.W. CORNER IS A 3-1/4" ALUMINUM CAP, P.L.S. 25937) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEARS NORTH 00°07'52" WEST, TAKEN FROM THE LAND SURVEY PLAT FOR KALLSEN PROPERTY RECORDED IN BOOK 1, PAGE 3125, RECEPTION NO. 2006-140, ADAMS COUNTY RECORDS. ALL BEARINGS ARE RELATIVE THERETO.

Raymond W. Bayer
RAYMOND W. BAYER, P.L.S. NO. 6973,
IN THE STATE OF COLORADO

DATE: Feb. 19, 2016

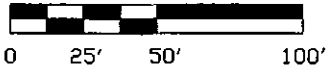


Prepared By:

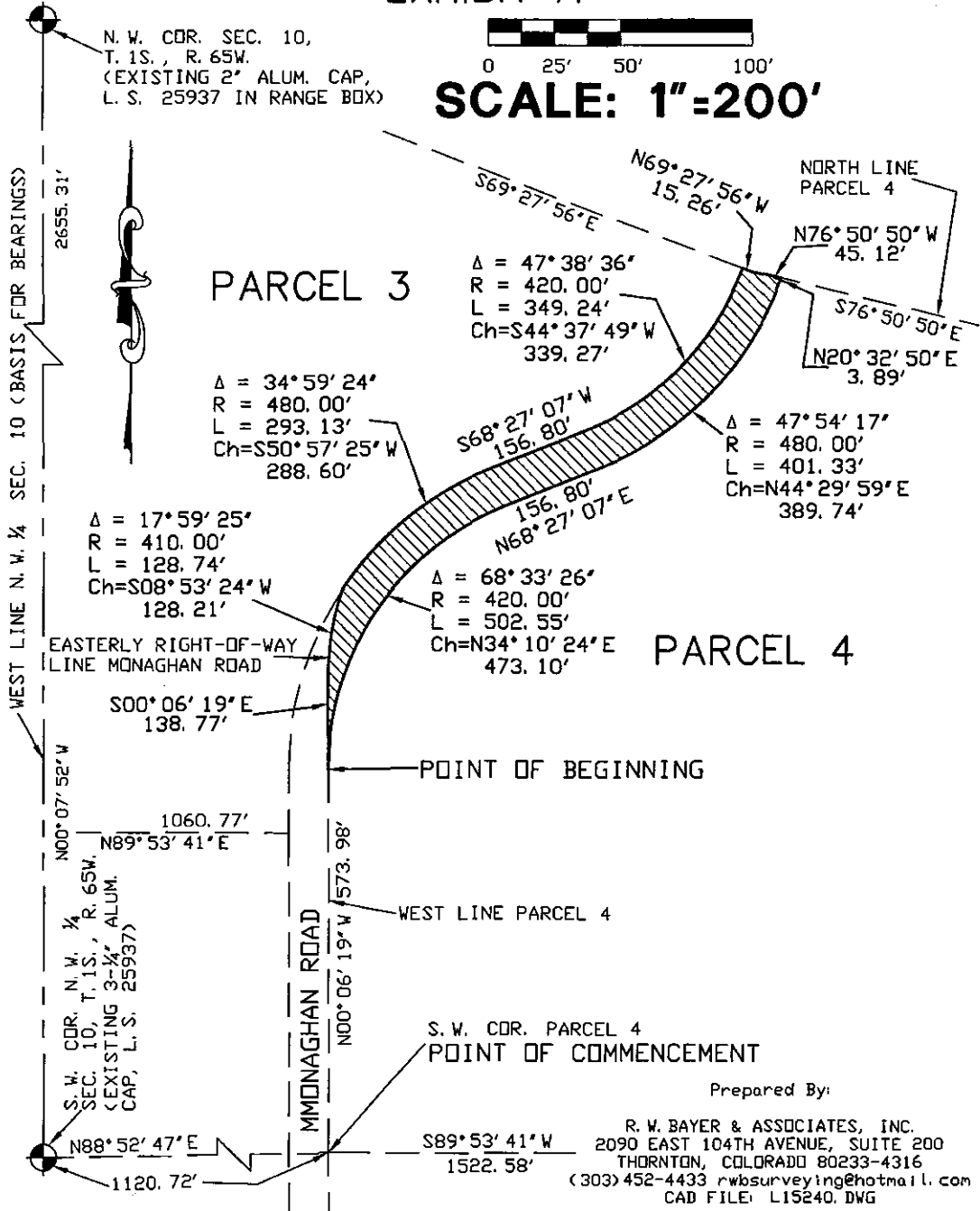
R. W. BAYER & ASSOCIATES, INC.
2090 EAST 104TH AVENUE, SUITE 200
THORNTON, COLORADO 80233-4316
(303) 452-4433 rwbsurveying@hotmail.com
CAD FILE: L15240.DWG

Date Prepared: DECEMBER 17, 2015

EXHIBIT A



SCALE: 1"=200'



N.W. CDR. SEC. 10,
T. 1S., R. 65W.
(EXISTING 2' ALUM. CAP,
L. S. 25937 IN RANGE BOX)

WEST LINE N.W. 1/4 SEC. 10 (BASIS FOR BEARINGS)

EASTERLY RIGHT-OF-WAY
LINE MONAGHAN ROAD

POINT OF BEGINNING

WEST LINE PARCEL 4

S.W. CDR. PARCEL 4
POINT OF COMMENCEMENT

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 EAST 104TH AVENUE, SUITE 200
THORNTON, COLORADO 80233-4316
(303) 452-4433 rwbosurveying@hotmail.com
CAD FILE: L15240.DWG

Date Prepared: DECEMBER 17, 2015



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: Resolution accepting deed conveying property from 5810 East 77 th Avenue, LLC, to Adams County for the dedication of road right of way for Kenwood Street and East 77 th Avenue
FROM: Jeffery Maxwell, P.E., PTOE, Director of Transportation
AGENCY/DEPARTMENT: Transportation
HEARD AT STUDY SESSION ON
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves the Permanent Easement Agreement and Real Property Donation

BACKGROUND:

Adams County is acquiring a Warranty Deed for right-of-way purposes in conjunction with Adams County Kenwood Outfall Phase 3 Project for a property at 5810 East 77th Avenue, Commerce City, CO, located in the Northeast Quarter of Section 32, Township 2 South, Range 67 West of the 6th Principal Meridian; the attached resolution will allow the County to accept the Warranty Deed.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Transportation Department; Department of Transportation, State of Colorado; Office of the County Attorney; and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution and warranty deed

FISCAL IMPACT:

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

Fund:
Cost Center:

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

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

Draft Resolution

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

**RESOLUTION ACCEPTING DEED CONVEYING PROPERTY FROM 5810 EAST
77TH AVENUE, LLC, TO ADAMS COUNTY FOR THE DEDICATION OF ROAD
RIGHT OF WAY FOR KENWOOD STREET AND EAST 77TH AVENUE**

Resolution 2016-

WHEREAS, 5810 East 77th Avenue, LLC, has executed a Warranty Deed to dedicate a parcel for road right-of-way purposes for Kenwood Street and East 77th Avenue that complies with County standards and will benefit the citizens of Adams County; and,

WHEREAS, this Warranty Deed is in conjunction with the Adams County Kenwood Outfall Phase 3 Project for a property at 5810 East 77th Avenue, Commerce City, Colorado, located in the Northeast Quarter of Section 32, Township 2 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado; and,

WHEREAS, the Planning Commission for Adams County, Colorado has considered the advisability of accepting the Warranty Deed from 5810 East 77th Avenue, LLC, as described in the attached Warranty Deed; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 13th day of October, 2016, the Planning Commission recommended that the Board of County Commissioners accept said Warranty Deed.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Warranty Deed from 5810 East 77th Avenue, LLC, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

WARRANTY DEED

THIS DEED, dated this 3 day of May, 2016, between **5810 EAST 77th AVENUE, LLC**, a Colorado limited liability company, whose street address is 5810 East 77th Avenue, Commerce City, CO 80022, grantor(s), and **THE COUNTY OF ADAMS, State of Colorado**, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601 of the County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm, unto the grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Adams, State of Colorado, described as follows:

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

Dedicated for East 77th Avenue and Kenwood Street
Also known by street and number as: 5810 East 77th Avenue
Assessor's schedule or parcel number: part of 0-1721-32-2-23-015

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), its successors and assigns forever. The grantor(s), for itself, its successors and assigns, do covenant, grant, bargain and agree to and with the grantee(s), its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature so ever, except those of record, and except oil, gas and mineral interests if any and except 2015 taxes due in 2016 which grantor agrees to pay.

The grantor(s) shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

MARY M. GILL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2000403992
MY COMMISSION EXPIRES 09/2016

5810 EAST 77th AVENUE, LLC,
a Colorado Liability Limited Company

By: [Signature]
Luann J. Giebler, Manager

STATE OF Colorado)
County of Adams) §

The foregoing instrument was acknowledged before me this 3rd day of May, 2016, Luann J. Giebler, as Manager for 5810 EAST 77th AVENUE, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.
My commission expires:

[Signature]
Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

EXHIBIT "A"

**DEED FROM 5810 EAST 77TH AVENUE, LLC
TO
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

A tract of land being a portion of Parcel I as described in the Personal Representative's Deed recorded on December 7, 2009 at Reception No. 2009000090319 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Northwest Quarter of Section 32, Township 2 South, Range 67 West of the 6th Principal Meridian, being more particularly described as follows:

Beginning at the Northwesterly Corner of said Parcel I (from which the Southwest Corner of the Southeast Quarter of the Northeast Quarter of said Section 31 bears South 42°09'23" West, a distance of 851.48 feet), thence North 89°54'05" East, along the Northerly line of said Parcel I, a distance of 20.00 feet;

Thence leaving said Northerly line, South 44°54'06" West, a distance of 28.28 feet to the Westerly line of said Parcel I;

Thence North 00°05'55" West, along the Westerly line of said Parcel I, a distance of 20.00 feet to the Point of Beginning.

Containing: 200 square feet, more or less.

Bearings are based upon the South line of the Southeast Quarter of the Northeast Quarter of said Section 31, being monumented on the East end with a 3-1/4" aluminum cap stamped "L.S. 17488" and on the West end with a #9 rebar, no cap, bearing being South 89°42'40" West, a distance of 1322.49 feet

Legal description prepared by:

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

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



EXHIBIT "B"

POINT OF BEGINNING

N89°54'05"E
20.00'

N00°05'55"W
20.00'

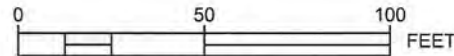
S44°54'06"W
28.28'

AREA =
200 S.F., ±

RECEPTION NO.
2009000090319
PARCEL 1



Ian Cortez



SCALE: 1" = 50'

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





PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: Resolution accepting deed conveying property from HM Rental 1 LLC, to Adams County for the dedication of road right of way for Lowell Boulevard
FROM: Jeffery Maxwell, P.E., PTOE, Director of Transportation
AGENCY/DEPARTMENT: Transportation
HEARD AT STUDY SESSION ON
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves the Permanent Easement Agreement and Real Property Donation

BACKGROUND:

Adams County is acquiring a Warranty Deed for right-of-way purposes in conjunction with an application for a building permit for a property at 6500 Lowell Boulevard, located in the Southwest Quarter of Section 5, Township 3 South, Range 68 West of the 6th Principal Meridian; the attached resolution will allow the County to accept the Warranty Deed.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Transportation Department; Department of Transportation, State of Colorado; Office of the County Attorney; and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution and warranty deed

FISCAL IMPACT:

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

Fund:
Cost Center:

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

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

Draft Resolution

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

**RESOLUTION ACCEPTING DEED CONVEYING PROPERTY FROM
HM RENTAL 1 LLC, TO ADAMS COUNTY FOR THE DEDICATION OF ROAD
RIGHT OF WAY FOR LOWELL BOULEVARD**

Resolution 2016-

WHEREAS, HM Rental 1 LLC, has executed a Warranty Deed to dedicate a parcel for road right-of-way purposes for Lowell Boulevard that complies with County standards and will benefit the citizens of Adams County; and,

WHEREAS, this Warranty Deed is in conjunction with an application for a building permit for a property at 6500 Lowell Boulevard, located in the Southwest Quarter of Section 5, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado; and,

WHEREAS, the Planning Commission for Adams County, Colorado has considered the advisability of accepting the Warranty Deed from HM Rental 1 LLC, as described in the attached Warranty Deed; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 13th day of October, 2016, the Planning Commission recommended that the Board of County Commissioners accept said Warranty Deed.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Warranty Deed from HM Rental 1 LLC, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

EXHIBIT "A"

THAT PART OF TRACT 11, NORTH LOWELL HEIGHTS ADDITION, AS RECORDED JUNE 25, 1925 IN BOOK 3 AT PAGE 58 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 11, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF LOWELL BOULEVARD;
THENCE ALONG THE NORTH LINE OF TRACT 11, A DISTANCE OF 10 FEET;
THENCE SOUTH AND PARALLEL TO THE EAST RIGHT-OF-WAY LINE OF LOWELL BOULEVARD, A DISTANCE OF 150 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 65TH AVENUE;
THENCE NORTHWESTERLY, A DISTANCE OF 14.14' ALONG THE NORTHEAST LINE OF A PARCEL OF LAND AS DESCRIBED IN THE DEED RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO., 2008000067705 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LOWELL BOULEVARD;
THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF LOWELL BOULEVARD, A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING;

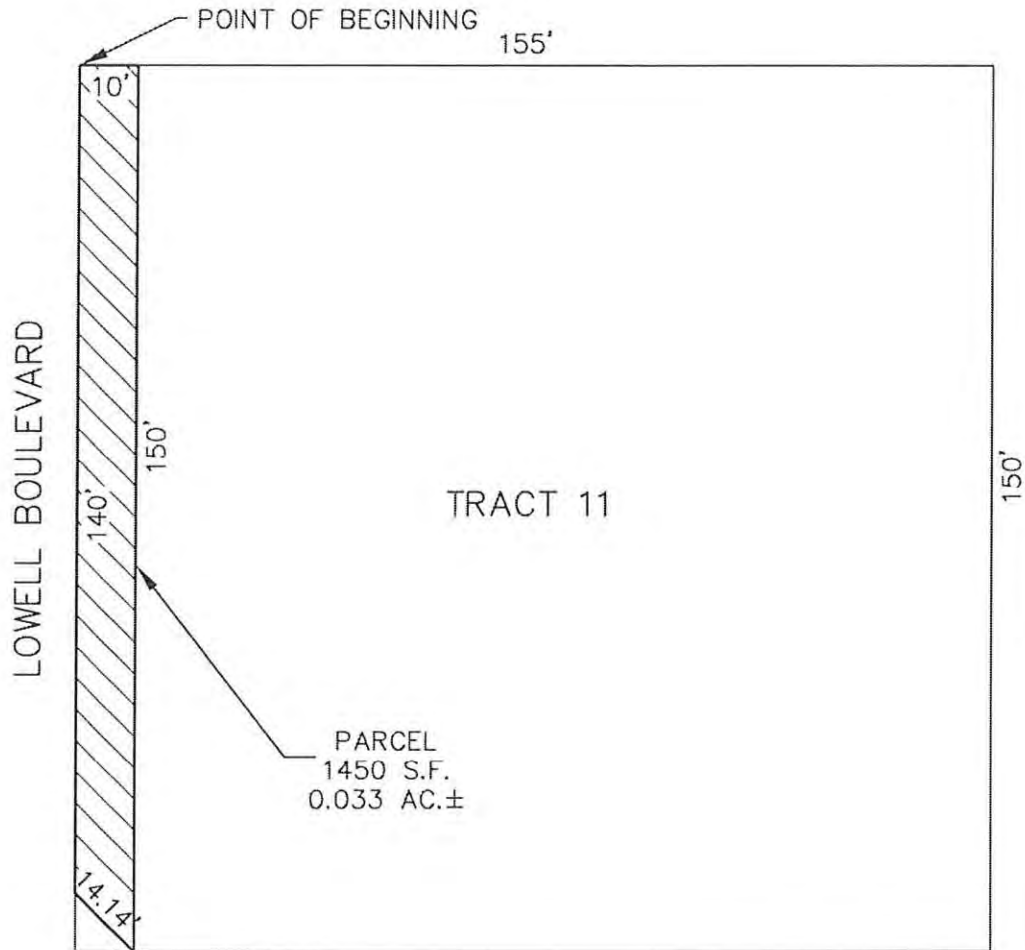
THE ABOVE DESCRIBED PARCEL CONTAINS 1,450 SQUARE FEET, OR 0.033 ACRES MORE OR LESS.

I, JONATHAN R. LANGE, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

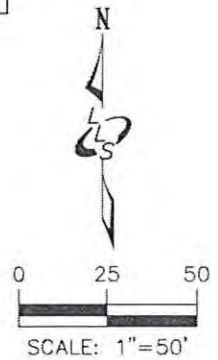
JONATHAN R. LANGE PLS 37908
FOR AND ON BEHALF
LANGE LAND SURVEYS
5511 WEST 56TH AVENUE., SUITE 240
ARVADA, COLORADO 80002



EXHIBIT B
SHEET 1 OF 1



WEST 65TH AVENUE



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



5511 WEST 56TH AVENUE, SUITE 240
ARVADA, CO 80002
P: (720) 242-9732 F: (720) 242-9654

R.O.W. DEDICATION

NORTH LOWELL HEIGHTS ADDITION

COUNTY COMMENT	REV: 08-08-16
DRAWN BY: LC	DATE: 07-28-16
JOB NUMBER: 1052-918	SHEET: 1 OF 1



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: Intergovernmental Agreement for Right-of-Way Maintenance Agreement between the City of Brighton and Adams County, Colorado
FROM: Jeffery Maxwell, P.E., PTOE, Director of Transportation
AGENCY/DEPARTMENT: Transportation
HEARD AT STUDY SESSION ON
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolution.

BACKGROUND:

Adams County (County) and the City of Brighton (City) have an Intergovernmental Agreement for right-of-way maintenance, which we are requesting to renew and modify. The modifications essentially establish a clear delineation (E. 136th Avenue) between City and County maintenance responsibilities.

Per Section 18(2)(a) of Article XIV of the Colorado Constitution, as well as Section 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.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

City of Brighton; Adams County

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/> <hr/>

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

**BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORAD**

**RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR
RIGHT-OF-WAY MAINTENANCE BETWEEN THE CITY OF BRIGHTON
AND ADAMS COUNTY, COLORADO**

WHEREAS, Adams County (County) and the City of Brighton (Brighton) also known as the Parties (Parties), share common roadways and share certain common boundaries upon which lie certain public roads for which both the County and Brighton share maintenance responsibility; and,

WHEREAS, the Parties wish to continue their cooperative efforts in the maintenance of said roadways for the welfare and benefit of their residents; and,

WHEREAS, the Parties have entered into various agreements for the maintenance of public roads lying between and within the boundaries of said Parties, and it is the desire of both Parties that previous agreements concerning roadway maintenance be continued; and,

WHEREAS, the Parties wish to agree to the terms listed in the attached *"Intergovernmental Agreement for Right-of-Way Maintenance Between the City of Brighton and Adams County, Colorado"*.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the *"Intergovernmental Agreement for Right-of-Way Maintenance Between the City of Brighton and Adams County, Colorado"*, a copy of which is attached hereto and incorporated herein by this reference, be approved.

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

CITY OF BRIGHTON, COLORADO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THAT CERTAIN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY AND ADAMS COUNTY, FOR ROAD MAINTENANCE SERVICES; AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT FOR THE CITY; AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO TAKE SUCH ACTIONS AND EXECUTE SUCH DOCUMENTS AS MAY BE REASONABLY NECESSARY TO CARRY OUT THE AGREEMENT

Resolution No. 2016-74

WHEREAS, Adams County and Brighton are governmental entities, each with statutory authority to build and maintain public roads within their respective boundaries; and

WHEREAS, Adams County and Brighton share certain common boundaries upon which lie certain public roads for which Adams County and Brighton share maintenance responsibility; and

WHEREAS, Adams County and Brighton desire to cooperate in the shared maintenance of said roads for the welfare and benefit of the residents of both parties; and

WHEREAS, Adams County and Brighton are authorized by Article XIV, Section 18 of the Colorado Constitution and sections 29-1-203 and 43-2-144 of the Colorado Revised Statutes to enter into Intergovernmental Highway Agreements and cooperative agreements to provide any function, service or facility lawfully authorized to each of them; and

WHEREAS, the parties have heretofore entered into various other arrangements and understandings for the maintenance of public roads lying between and within the boundaries of said parties, and it is the desire of both parties that all such arrangements and understandings shall continue in effect except as specifically modified by this Agreement, unless and until the parties may jointly agree otherwise.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, THAT:

The attached Agreement is hereby approved, and the Mayor is authorized to execute the Agreement for and on behalf of the City; and the City Manager or his designee is authorized to take such actions and execute such additional documents as may be reasonably necessary to carry out the Agreement.

INTERGOVERNMENTAL AGREEMENT FOR RIGHT-OF-WAY MAINTENANCE BETWEEN THE CITY OF BRIGHTON AND ADAMS COUNTY, COLORADO

THIS INTERGOVERNMENTAL AGREEMENT (hereinafter referred to as the "IGA") is made and entered into this 3rd day of August, 2016, by and between the City of Brighton, Colorado, a home rule municipal corporation (hereinafter referred to as "City") and the County of Adams, Colorado a political subdivision of the State of Colorado (hereinafter referred to as "County").

WHEREAS, Section 18(2)(a) of Article XIV of the Colorado Constitution, as well as Section 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, City and County share many corporate boundaries with one another; and

WHEREAS, many of these shared boundaries include parts of the same roadways; and

WHEREAS, the maintenance of these shared roadways and appurtenances requires duplicative efforts on the part of the parties; and

WHEREAS, City and County desire to agree to exchange maintenance and certain responsibilities with regard to certain shared roadways of each of their respective jurisdictions consistent with the terms and conditions of this IGA.

NOW, THEREFORE, in consideration for the promises and consideration herein contained the parties hereto agree as follows:

I. RESPONSIBILITIES

City and County agree to exchange responsibilities for routine maintenance (as more particularly defined herein), snow and ice control, roadway cleaning, and traffic control devices on the portions of improved roadways mutually agreed upon, located upon, traversing, or contiguous to the corporate boundaries between their respective jurisdictions as identified in this IGA.

City and County agree to exchange responsibilities for Routine Maintenance for the following portions of roadways:

County Maintenance Responsibility (21.10 LM)

E 136th Avenue to E 112th Avenue:

- Sable Blvd - from 120th Ave to 136th Ave = 7.13 Lane Miles (LM)
- Adams County Pkwy from Sable to Sable = 3.8LM
- Valente Dr. from Sable to Adams County Pkwy = 1.72LM
- E 114th Ave from Peoria to Salem St = 1.21LM
- E 115th Ave from Peoria to Salem St = 1.52LM
- E 116th Cir from Peoria to Peoria = 1.54LM
- Racine Ct from E 114th south to End = 0.17LM
- E 116th Ct from Salem to End = 0.28LM
- E 117th Ct from Salem to End = 0.28LM

- E 118th Ct from Salem to End = 0.27LM
- E 119th Ct from Salem to End = 0.29LM
- Salem St from E 120th South to End = 1.85LM
- Racine Ct from E 120th south to End = .56LM
- Moline St from E124th Ave to End = 0.48LM
- Potomac Street from 124th Ave south to End = 1.72LM

City Maintenance Responsibility (15.33LM)

E 136th Avenue to Baseline Road:

- E 144th Ave from Brighton Rd to 27th Ave = 3.75 LM
- Potomac St from E 136th Ave to E 144th Ave = 1.82LM
- E 136th Ave from Brighton Rd to Barr Lake = 5.61LM
- Lake Ave from E 136th Ave to E 137th PI = 0.47LM
- E 137th PI from Lake Ave to End = 0.16LM
- Burlington Blvd from E 136th Ave to Telluride = 0.55LM
- Country Hills Dr from Sable to Chambers = 2.51LM
- Young Dr. from Country Hills to End = 0.36LM
- E 140th Ave from Sable to Country Hills = 0.10LM

This list of streets and the designated maintenance responsibility may be amended only by mutual agreement from time to time by a letter of agreement signed by the Transportation Director of County and the City Director of Streets and Fleet and shall be an amendment to the most current IGA.

II. STANDARDS

This section describes the type of work for which the parties hereto shall be responsible and the standard for which the work is to be performed.

A. Improved Roadway Maintenance

The parties to this IGA shall perform the following Routine Maintenance on those improved roadways listed in Section I for which the parties accept responsibility. Routine maintenance shall be considered maintenance (striping, patching, etc.) that does not include major repair or rehabilitation or any function that requires certification from a licensed professional engineer (PE). Any work that requires design, specification development or utilization of resources outside of the capabilities of either party to this IGA, are not included within Routine Maintenance and shall be the responsibility of the party which has jurisdiction over the subject roadway.

Asphalt repairs to all asphalt surfaces:

1. Potholes: Repairs to potholes shall be made with the best readily available products using sound maintenance practices, within twenty-four (24) hours of notification.
2. Minor pavement failures: A minor pavement failure is defined as not exceeding 10% of one city block (one city block = 660 feet). Repairs to minor pavement failures shall be made in accordance with the most current edition of the *Colorado Department of*

Transportation – Standard Specifications for Road and Bridge Construction. If the roadway to be repaired is located within the jurisdiction of the County, then County Standards and Specifications shall be followed. If the roadway to be repaired is located within the jurisdiction of the City, then the City Standards and Specifications shall be followed. However, if the pavement failure affects more than 10% of any block, repair responsibility shall reside with the party that has jurisdiction in that area, notwithstanding the designated roadway Responsibilities set forth in Section I above.

3. Asphalt Crack Sealing/filling: Crack Sealing/filling shall be provided once every five years in accordance with most current edition of the *Colorado Department of Transportation – Standard Specifications for Road and Bridge Construction*. Pavement preservation efforts of the City and County will use a target Pavement Condition Index (PCI) of 75 or better.
4. Roadway Shouldering: Roadway shouldering shall be provided on an 'as needed' basis using gravel materials. Material shall be sufficient to preventing rutting, mud tracking and erosion from normal roadway surface drainage.
5. All permits for utility cuts shall be issued by the party that has ownership jurisdiction for that area. Notification of permit issuance by one party to the other party to this IGA shall be provided as a courtesy when the utility cut is located within the area being maintained by the other party.
6. Respond to customer/citizen complaints or concerns within seventy two (72) hours from the time of notice.

B. Snow and Ice Control

The parties to this IGA shall perform the following snow and ice control activities for those roadways for which the parties accept responsibility (See Section I above) as it may be amended only by mutual agreement from time to time by a letter of agreement signed by the Transportation Director of County and the City Director of Streets and Fleet and shall be an amendment to the most current IGA. The intent of snow and ice control activities is to provide safe travel on all roadways at all times during and following snow and ice events.

1. Primary snow plow routes located south of 136th Avenue, as identified on City's 2015-2016 Snow Plow Season Route Map, shall be treated in the same manner and fashion as County designated primary snowplow routes. Secondary snow plow routes located south of 136th Avenue, as identified on City's 2015-2016 Snow Plow Season Route Map, shall be treated in the same manner and fashion as County designated secondary snowplow routes.
2. Primary snow plow routes located north of 136th Avenue and including 136th Avenue, as identified by County's Snow Route Map, shall be treated in the same manner and fashion as City designated primary snowplow routes. Secondary snow plow routes located north of 136th Avenue and including 136th Avenue, as identified by County, shall be treated in the same manner and fashion as City designated secondary snowplow routes.
3. The policies and practices of the party responsible for maintenance shall be followed. However, the determination of a primary or secondary snow route shall be by the owner jurisdiction.

4. In addition to the streets listed in Section I above, the County shall provide Snow and Ice Control only for Bridge Street between I-76 and the BNSF Railroad tracks.

C. Roadway Cleaning

The parties to this IGA shall perform roadway cleaning activities for those roadways for which the parties accept responsibility (See Section I above) as it may be amended only by mutual agreement from time to time by a letter of agreement signed by the Transportation Director of County and the City Director of Streets and Fleet and shall be an amendment to the most current IGA. Roadway Cleaning shall be provided as follows:

1. During the snow season, all streets that are regularly treated for snow and ice with sand shall be swept until roadways are free of sand and abrasives resulting from such snow and ice control operations.
2. All roadways shall be cleaned at least once during the summer.
3. Citizen requests for roadway cleaning services shall be investigated and appropriate action, if any needed, initiated within 24 hours on a normal workday, regardless of type of roadway for which cleaning service is requested. Police and/or Sheriff Deputies should push debris in the roadway to the side on evenings and weekends, and notify the appropriate department at the beginning of the next normal workday.
4. Routine Litter Control: Roadways shall be periodically inspected and litter control provided when roadside debris, trash and rubbish dumping has accumulated. Litter Control shall be provided when customer/citizens have communicated the need or when local law or code enforcement has notified either agency.
5. Median Maintenance: Median Maintenance shall include periodically cleaning and replenishing of soft surfacing materials in like kind, on an 'as needed' basis. Median Maintenance shall not include hard surfacing repair.
6. Rights of Way (ROW) Mowing: ROW Mowing shall be provided at least twice, from May thru September each year; or 'as needed', based on growth of vegetation and/or sight visibility or drainage restriction resulting from vegetation growth. ROW Mowing shall be required when the edge of roadway vegetation reaches a growth height of thirty inches (30") or more.

D. Traffic Control Devices General Provision

The parties to this IGA shall maintain all existing traffic control devices (excluding traffic signals) for those roadways for which the parties accept responsibility (See Section I above) as it may be amended only by mutual agreement from time to time by a letter of agreement signed by the Transportation Director of County and the City Director of Streets and Fleet and shall be an amendment to the most current IGA. Traffic control device maintenance shall be in accordance with the requirements of the latest edition of the *Manual of Uniform Traffic Control Devices (MUTCD)* and the laws of the State of Colorado and applicable agreements between City and County.

No traffic control devices shall be erected or changed on those roadways referenced in this IGA above without consultation and approval by the agency that has jurisdictional authority.

E. Permitting

Permits shall be issued by the agency that has jurisdictional authority, with a referral to the maintenance jurisdiction.

III. NON-APPROPRIATION OF FUNDS

In the event that the City Council of City or the Board of Commissioners of County fails to appropriate funds for the continuation of this IGA for any fiscal year past the first fiscal year, the party may, at the beginning of the fiscal year for which the governing body does not appropriate such funds and upon thirty (30) days prior written notice, terminate this IGA without penalty and thereupon be released of further obligations pursuant thereto.

IV. DELAYS

Any delays in or failure of performance by any party of its obligations under this IGA shall be excused if such delays or failure are a result of acts of God, fires, floods, strikes, labor disputes, accidents, regulation or orders of civil or military authorities, shortages of labor or materials, or other causes, similar or dissimilar, which are beyond the control of such party.

V. PARAGRAPH CAPTIONS

The captions of the paragraph are set forth only for the convenience and reference of the parties and are not intended in any way to define, limit or describe the scope or intent of this IGA.

VI. ADDITIONAL DOCUMENTS OR ACTION

The parties agree to execute any additional documents or take any additional action that is necessary to carry out this IGA.

VII. INTEGRATION AND AMENDMENT

This IGA represents the entire agreement between the parties and there are no oral or collateral agreements or understandings. This IGA, except as noted in the paragraph IV. "DELAYS" above, may be amended only by an instrument in writing signed by the parties.

VIII. WAIVER OF BREACH

A waiver by any party to this IGA of the breach of any term or provision of this IGA shall not operate or be construed as a waiver of any subsequent breach by either party.

IX. BINDING EFFECT

This IGA shall inure to the benefit of and be binding upon, the parties, their successors, and assigns; provided, however, that nothing in this paragraph shall be construed to permit the assignment of this IGA except as otherwise expressly authorized herein.

X. VENUE

This IGA shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in the County of Adams, State of Colorado.

XI. WORKER'S COMPENSATION

Each party shall at its own expense keep in full force and effect during the term of this IGA Statutory Worker's Compensation Insurance.

XII. SEVERABILITY

If any article, section, paragraph, sentence, clause or phrase of this IGA is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity, enforceability or constitutionality of the remaining provisions of this IGA.

XIII. GOVERNMENTAL IMMUNITY

The parties hereto understand and agree that neither City nor County, nor their respective officers and employees, are relying on, and do not waive or intend to waive, by provision of this IGA, 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., (G.I.A.), as it is from time to time amended, or otherwise available to the municipalities, their officers, or employees.

XIV. THIRD PARTY INSURANCE COVERAGE

In the event any work to be performed hereunder is subcontracted or performed by anyone other than an employee of the parties, the party contracting with that subcontracted person, firm, organization or corporation shall be responsible to ensure that the contractor has the insurance coverage levels required by each party and provides an indemnification to each party for acts and omissions in performing its work.

XV. TERM

This Agreement shall commence on October 1, 2016 and shall terminate on September 30, 2017. This Agreement shall automatically renew for successive one-year periods until terminated by either party, and subject to annual appropriation therefor.

XVI. TERMINATION

This IGA may be terminated without cause by either party by providing sixty (60) days advance written notification to the other party, except as noted in the paragraphs III. "NON-APPROPRIATION OF FUNDS" and IV. "DELAYS". This IGA may be terminated for cause, including the failure to perform the obligations specified herein, by providing five (5) working days' notice to the non-terminating party through the City Manager or County Manager, as appropriate.

XVII. NOTICE

Any notice required or permitted by this IGA shall be in writing. It shall be deemed to have been sufficiently given for all purposes, if sent by certified mail or registered mail, postage and fees prepaid, addressed to the party to whom such notice is to be given, at the address set forth on the signature page below, or at such other address as had been previously furnished in writing, to the other party or parties. Such notice shall be deemed to have been given when deposited in the United States Mail.

XVIII. NON-DISCRIMINATION

The parties hereto agree that neither shall discriminate against anyone on the basis of age, sex, race or national origin, physical or mental disability in any policy or practice.

XIX. DESIGNATION OF RESPONSIBLE STAFF PERSON

City and County each agree to designate a responsible staff person that will be responsible for the coordination of the performance of the terms and conditions of this IGA and that will act as a contact for citizen complaints and comments regarding those maintenance responsibilities each has undertaken for the other.

XX. NO THIRD PARTY BENEFICIARY

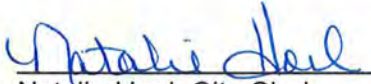
It is specifically agreed between the parties executing this IGA, that it is not intended by any of the provisions of any part of this IGA to create in the public or any member thereof a third party beneficiary hereunder or to authorize anyone not a party to this IGA to maintain a suit for personal injuries, property damage, or any other damages under this IGA. The duties, obligations, and responsibilities of the parties to this IGA, with respect to third parties, shall remain as imposed by law.

CITY OF BRIGHTON, COLORADO



Richard N. McLean, Mayor
500 S 4th Avenue
Brighton, CO 80601

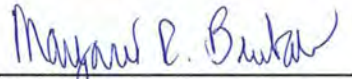
ATTEST:



Natalie Hoel, City Clerk

APPROVED AS TO FORM:

Margaret Brubaker, City Attorney



City Attorney

ADAMS COUNTY, COLORADO

Charles "Chaz" Tedesco, Chair
Board of County Commissioners
4430 S. Adams County Parkway
5th Floor, Suite C5000A
Brighton, CO 80601-8204

ATTEST:

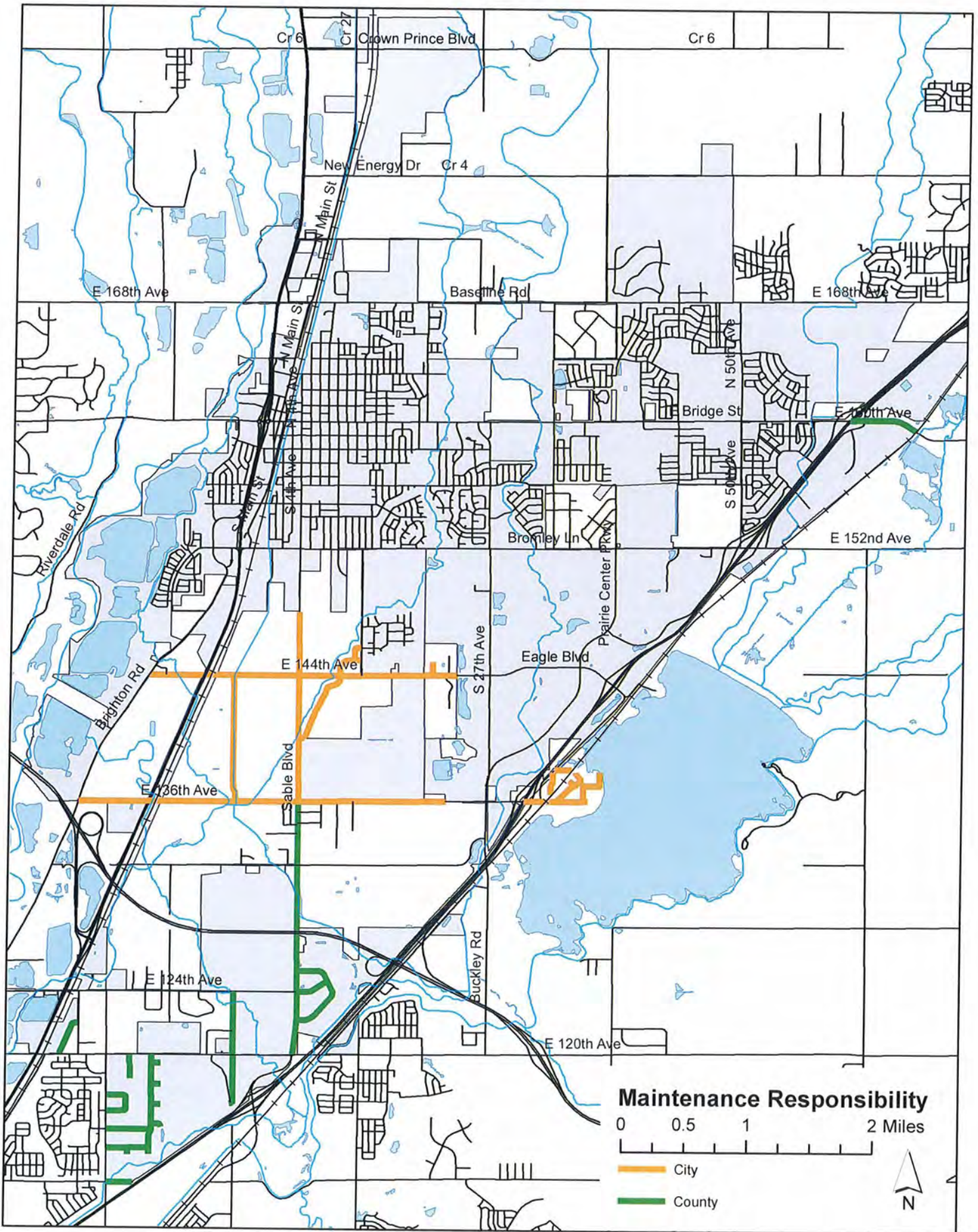
Stan Martin, County Clerk

APPROVED AS TO FORM:

Heidi Miller, County Attorney



Exhibit A





PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: Resolution approving quit claim deed from Adams County to the City of Commerce City for street right-of-way
FROM: Jeffery Maxwell, P.E., PTOE, Director of Transportation
AGENCY/DEPARTMENT: Transportation
HEARD AT STUDY SESSION ON
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the relinquishment of right-of-way by quit claim deed.

BACKGROUND:

The City of Commerce City is requesting a small portion of road right-of-way of 104th Avenue near the intersection with Belle Creek Boulevard. Adams County acquired this road right-of-way in conjunction with a building permit application by Hazeltine Heights Water and Sanitation District in 2008. Commerce City needs the right-of-way for road infrastructure improvements along 104th Avenue. This right-of-way is located in the Southwest Quarter of Section 10, Township 2 South, Range 67 West of the 6th Principal Meridian. The attached resolution will allow the County to approve the relinquishment of the right-of-way by quit claim deed.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Transportation Department; Department of Transportation, State of Colorado; Office of the County Attorney; and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution and quit claim deed.

FISCAL IMPACT:

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

Fund:
Cost Center:

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

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

Draft Resolution

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

**RESOLUTION APPROVING QUIT CLAIM DEED
FROM ADAMS COUNTY TO THE CITY OF COMMERCE CITY
FOR STREET RIGHT-OF-WAY**

Resolution 2016-

WHEREAS, Adams County (“County”) owns, in fee, a parcel of road right-of-way located in the Southwest Quarter of Section 10, Township 2 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado; and,

WHEREAS, said parcel was dedicated to the County for street right-of-way purposes; and,

WHEREAS, the City of Commerce City (“City”) is requiring said parcel for infrastructure improvements to East 104th Avenue; and,

WHEREAS, the City wishes to obtain any interests that the County may have in said parcel; and,

WHEREAS, the City has requested that the County execute a quitclaim deed to the City for any property interests the County may have in a portion of said parcel.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Quit Claim Deed, attached hereto and incorporated hereby this reference, from Adams County to the City of Commerce City conveying the parcel described within, be and is hereby approved.

BE IT FURTHER RESOLVED that the Chairman is hereby authorized to execute said Quit Claim Deed on behalf of Adams County.

QUIT CLAIM DEED

THIS DEED is made this _____ day of _____ 201____, between Adams County, a Political Subdivision of the State of Colorado, Grantor, located at 4430 S. Adams County Parkway, Brighton, CO 80601, and the City of Commerce City, a Colorado municipal corporation, Grantee, whose legal address is 7887 East 60th Avenue, Commerce City, Colorado 80022-4199.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto Grantee, its successors and assigns, for right-of-way purposes, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with improvements, the property situate, lying and being in the County of Adams and State of Colorado, described as follows:

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

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or equity, to the only proper use and benefit of the Grantee.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

ATTEST:
STAN MARTIN,
CLERK AND RECORDER

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

BY:

Chair

APPROVED AS TO FORM:

Adams County Attorney's Office

EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

A PORTION OF A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF ADAMS COUNTY,
RECORDED ON FEBRUARY 26, 1986 AT BOOK 3114, PAGE 452, LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

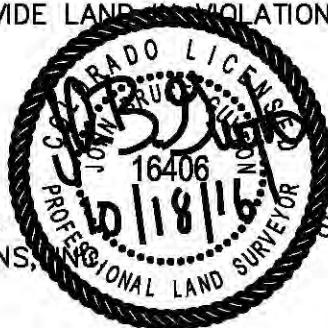
CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 TO BEAR
NORTH 89°37'13" EAST, A DISTANCE OF 2644.43 FEET BETWEEN A FOUND 3-1/4" ALUM. CAP IN
RANGE BOX, STAMPED "COLO. DEPT. OF TRANSPORTATION PLS 23516" AT THE SOUTHWEST
CORNER OF SAID SECTION 10 AND A FOUND 3-1/4" ALUM. CAP IN RANGE BOX,
STAMPED "COLO. DEPT. OF TRANSPORTATION PLS 23516" AT THE SOUTH QUARTER CORNER OF
SECTION 10, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTHWEST CORNER OF SECTION 10; THENCE NORTH 00°17'35" WEST, A
DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF 104TH AVENUE, AND
THE POINT OF BEGINNING;

THENCE NORTH 00°17'35" WEST, A DISTANCE OF 13.98 FEET; THENCE NORTH 89°37'34" EAST, A
DISTANCE OF 35.72 FEET; THENCE 30.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT,
HAVING A RADIUS 25.50 FEET, AN INCLUDED ANGLE OF 68°10'43" AND BEING SUBTENDED BY A
CHORD BEARING NORTH 55°32'12" EAST, A DISTANCE OF 28.58 FEET;
THENCE NORTH 89°37'13" EAST, A DISTANCE OF 15.69 FEET; THENCE SOUTH 00°22'36" EAST, A
DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 104TH AVENUE;
THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89°37'13" WEST, A DISTANCE OF 75.11 FEET TO THE
POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,406 SQ.FT. MORE OR LESS.

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY
STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED
EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE
CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED
LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN/CEO, FLATIRONS,

SI JOB NO. 16-67,393

JOB NUMBER: 16-67,393
DRAWN BY: B. LUND
DATE: SEPTEMBER 23, 2016
REVISED: OCTOBER 18, 2016

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS
NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD
INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Surveying, Engineering & Geomatics



3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
www.FlatironsInc.com

EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

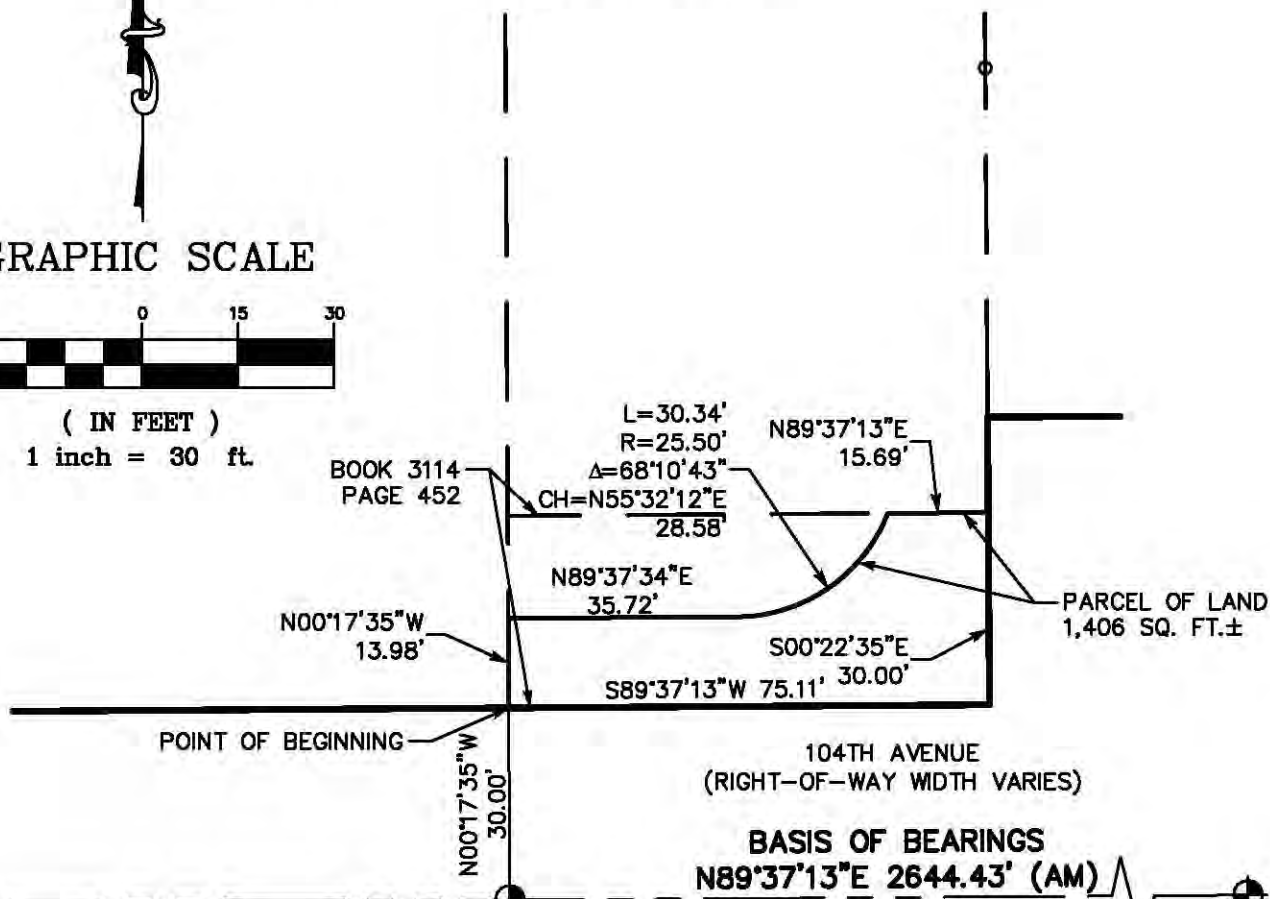
SHEET 2 OF 2



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



BOOK 3114
PAGE 452

L=30.34'
R=25.50'

$\Delta=68^{\circ}10'43''$
CH=N55°32'12"E
28.58'

N89°37'13"E
15.69'

N89°37'34"E
35.72'

N00°17'35"W
13.98'

S00°22'35"E
30.00'

S89°37'13"W 75.11'

PARCEL OF LAND
1,406 SQ. FT.±

POINT OF BEGINNING

104TH AVENUE
(RIGHT-OF-WAY WIDTH VARIES)

BASIS OF BEARINGS
N89°37'13"E 2644.43' (AM)

POINT OF COMMENCEMENT
S.W. COR. SEC. 10, T2S, R67W,
6TH P.M., FOUND 3-1/4" ALUM. CAP
IN RANGE BOX, STAMPED "COLO. DEPT.
OF TRANSPORTATION PLS 23516" AS
PER MON. REC. DATED JULY 14, 2009

S 1/4 COR. SEC 10
FOUND 3-1/4" ALUM. CAP
IN RANGE BOX,
STAMPED "COLO. DEPT.
OF TRANSPORTATION
PLS 23516" AS
PER MON. REC.
DATED JULY 14, 2009

JOB NUMBER: 16-67,393
DRAWN BY: B. LUND
DATE: SEPTEMBER 23, 2016
REVISED: OCTOBER 18, 2016



THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Surveying, Engineering & Geomatics
3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
www.FlatironsInc.com



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: The District Attorney's Diversion Program Juvenile Accountability Block Grant Agreement Application
FROM: Levon Hupfer-Detor
AGENCY/DEPARTMENT: DA Diversion
HEARD AT STUDY SESSION ON:
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners permits the grant agreement application for the renewal of the grant for fiscal year 2017/18.

BACKGROUND:

The 17th Judicial District Attorney's Office provides a Juvenile Diversion Education Program to serve Adams County through the State Division of Criminal Justice Juvenile Accountability Block Grant that has operated since 2006.

The 2017/18 Grant Award process is competitive and the program seeks to apply for \$72,009. There is a 25% cash match that is fully covered through personnel services of other staff providing administrative and other program services to youth as a part of the project.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

District Attorney's Office
Adams County Finance

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:5561
Cost Center: 9261

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

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

The Grant Award is built into the 2017 budget since the State Fiscal Year is different from the Adams County budget cycle, so no overall impact/changes with this execution of the award.

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING THE DISTRICT ATTORNEY'S DIVERSION PROGRAM
JUVENILE ACCOUNTABILITY BLOCK GRANT APPLICATION WITH THE STATE OF
COLORADO FOR STATE FISCAL YEAR 2017/2018

WHEREAS, the 17th Judicial District Attorney's Office provides a Juvenile Diversion Education Program to serve Adams County; and,

WHEREAS, the 17th Judicial District Attorney's Office has been granted an award since 2006 by the State Division of Criminal Justice and must reapply for FY 2017/18 under the terms and conditions of the attached Grant Agreement for an award of \$72,009.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the State Division of Criminal Justice Juvenile Diversion Grant for FY 2017/18, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is approved.

BE IT FURTHER RESOLVED, that the Chairman is authorized to execute said Grant Application on behalf of Adams County.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: PRC2016-00004 Pomponio Terrace Filing 1 and 2
FROM: Norman Wright, Director, Community and Economic Development
AGENCY/DEPARTMENT: Community and Economic Development
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Continues the proposed requests to December 13, 2016 meeting.

BACKGROUND:

The Board of County Commissioners (BOCC) considered this case on October 4, 2016 and continued approval of the proposed final plat and subdivision improvements agreement to the November 1, 2016 meeting. The BoCC approved a final development plan associated with request on October 4, 2016. The purpose for continuing the final plat and subdivision improvements agreement was to allow the applicant to provide associated collateral for public improvements required with the application. At time of the November 1, 2016 meeting, the applicant requested continuance to the November 15, 2016 meeting. As of writing this report, the applicant is still working with their bank and has been unable to provide the required collateral; however, the applicant has informed staff that they have obtained approval from their bank and will provide the required collateral prior to the December 13, 2016 meeting. Therefore, staff is recommending this project to be continued to the December 13, 2016 meeting.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community and Economic Development, Transportation Department, County Attorney, Finance Department

ATTACHED DOCUMENTS:

Resolution
Full BOCC Packet

FISCAL IMPACT:

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

Fund: NA
Cost Center: NA

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

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

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

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

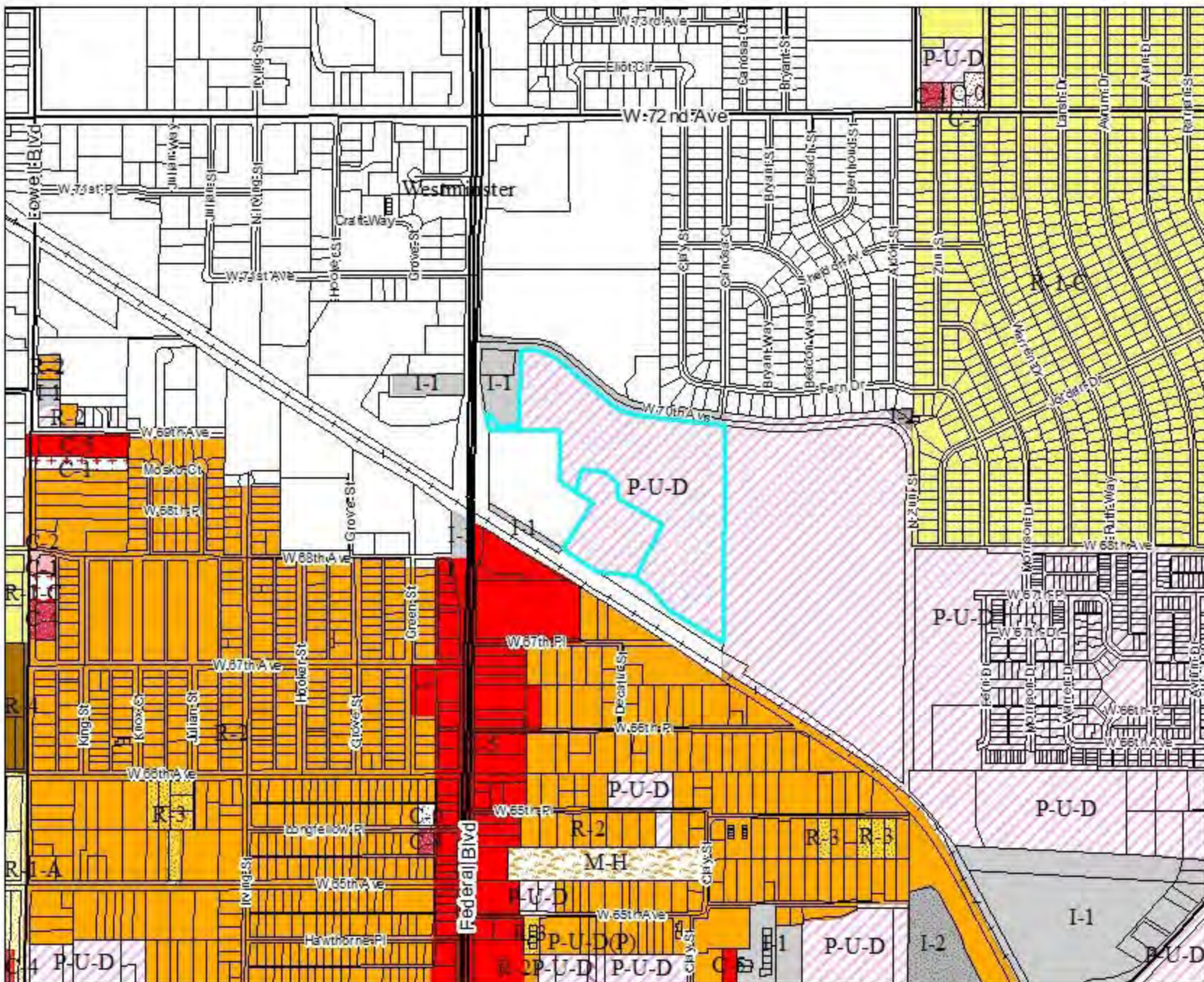
Additional Note:

RESOLUTION CONTINUING LAND USE CASE #PRC2016-00004 POMPONIO TERRACE
FILING 1 AND 2

WHEREAS, a public hearing was scheduled on the 15th day of November, 2016, regarding the application of Pomponio Terrace, LLC, Case # PRC2016-00004, requesting 1) Major Subdivision (Final Plat) to create 74 lots on approximately 11.791 acres in the P-U-D; 2) Major Subdivision (Final Plat) to create 52 lots on approximately 8.323 acres in the P-U-D; 3) Subdivision Improvement Agreement (SIA) for Filing No. 1; and 4) Subdivision Improvement Agreement (SIA) for Filing No. 2; and,

WHEREAS, it is necessary to continue public hearing on this application to allow the applicant to provide collateral for public improvements required with the application.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the public hearing regarding Case# PRC2016-00004, POMPONIO TERRACE FILING 1 AND 2, be continued to the 13th day of December, 2016, at the hour of 9:30 a.m.



LEGEND

- ★ Special Zoning Conditions
 - Section Numbers
 - 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)
 - Airport Noise Overlay

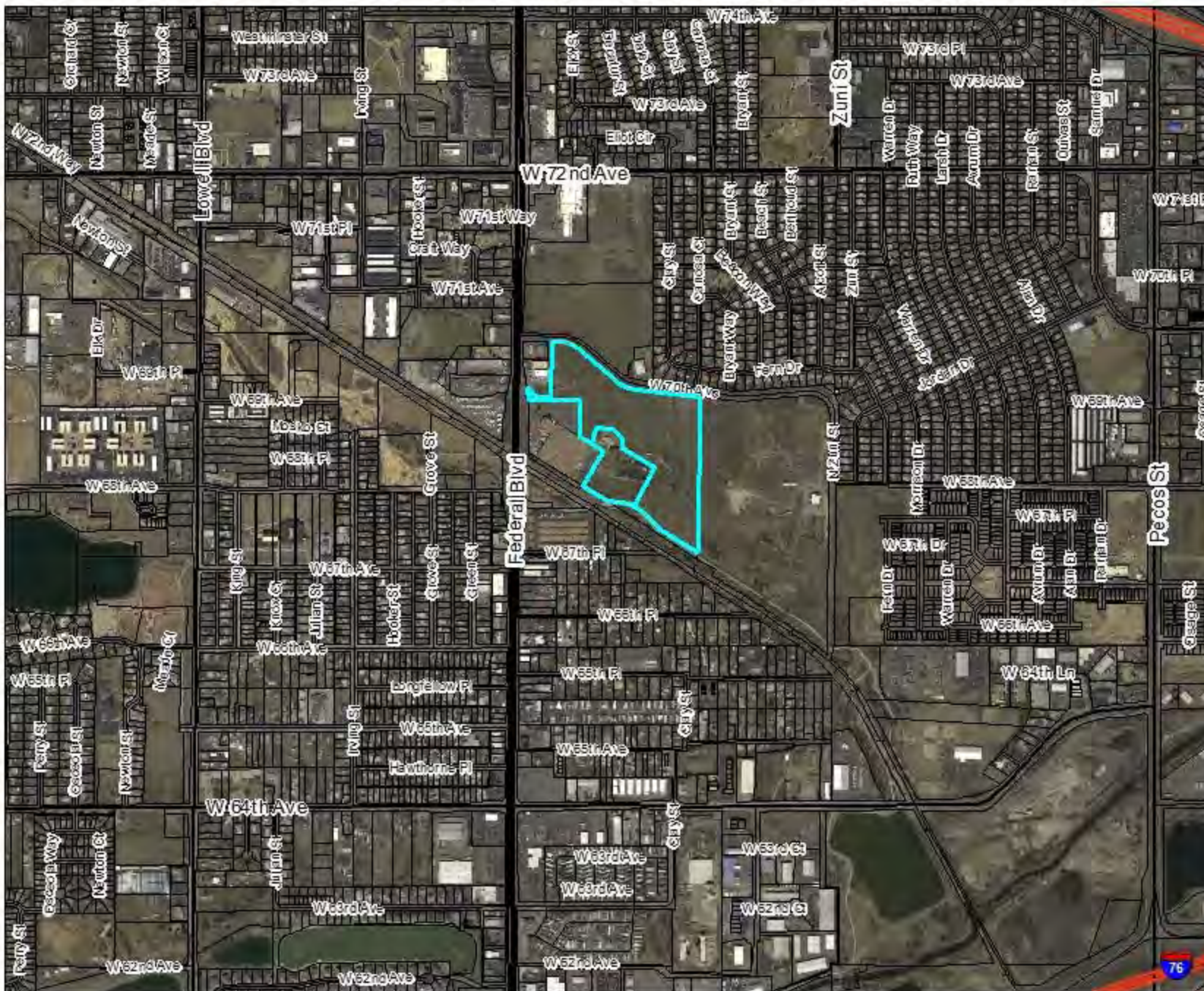
Pomponio Terrace Filing 1 & 2
PRC2016-00004



For display purposes only.



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



LEGEND

- ★ Special Zoning Conditions
- Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- ▨ Airport Noise Overlay
- ▨ Incorporated Areas

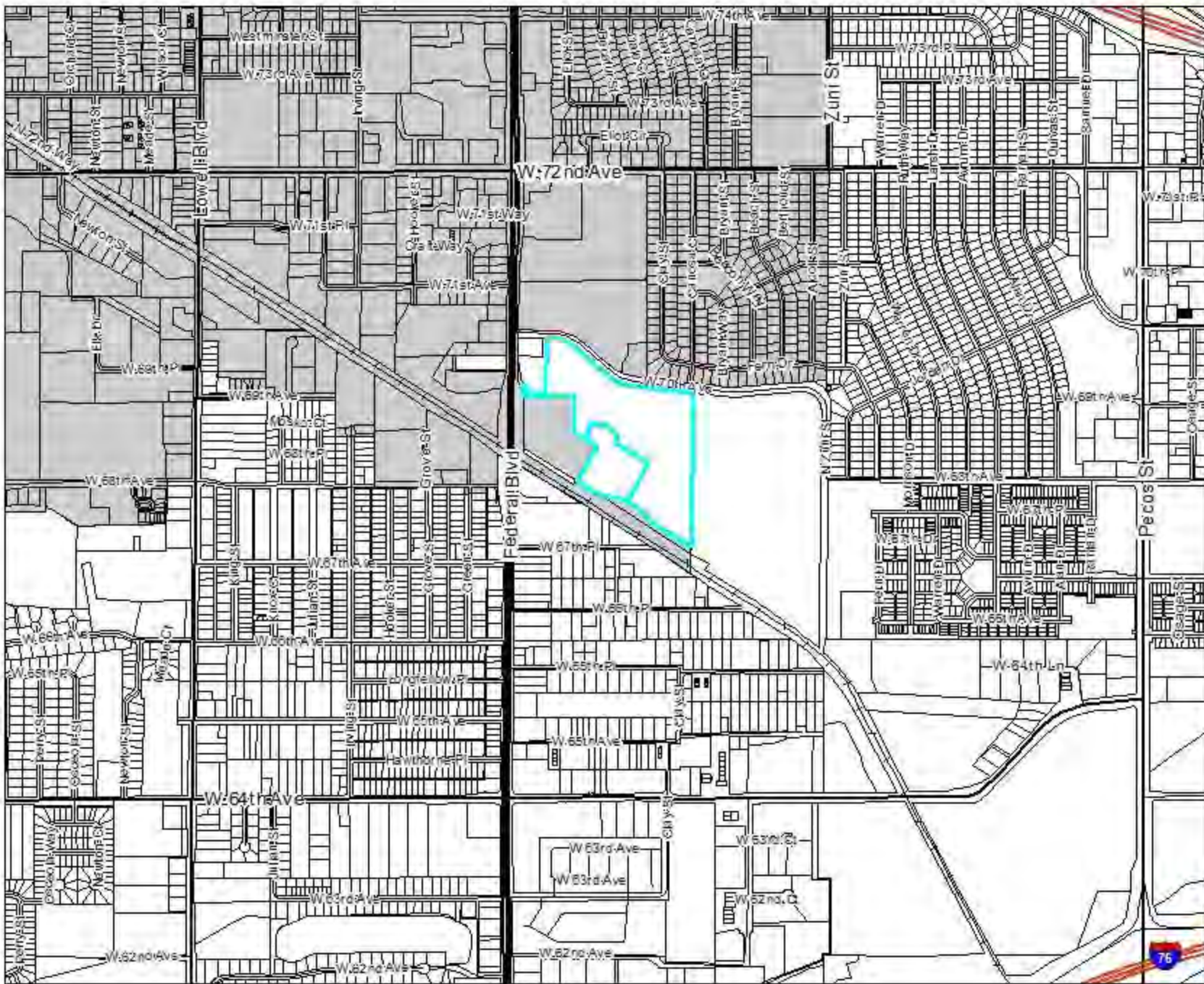
Pomponio Terrace Filing 1 & 2
PRC2016-00004



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LEGEND

- ★ Special Zoning Conditions
- Section Numbers
- Railroad
- Major Water
- Zoning Line
- ▭ Sections
- ▨ Airport Noise Overlay
- ▭ Incorporated Areas

Pomponio Terrace Filing 1 & 2

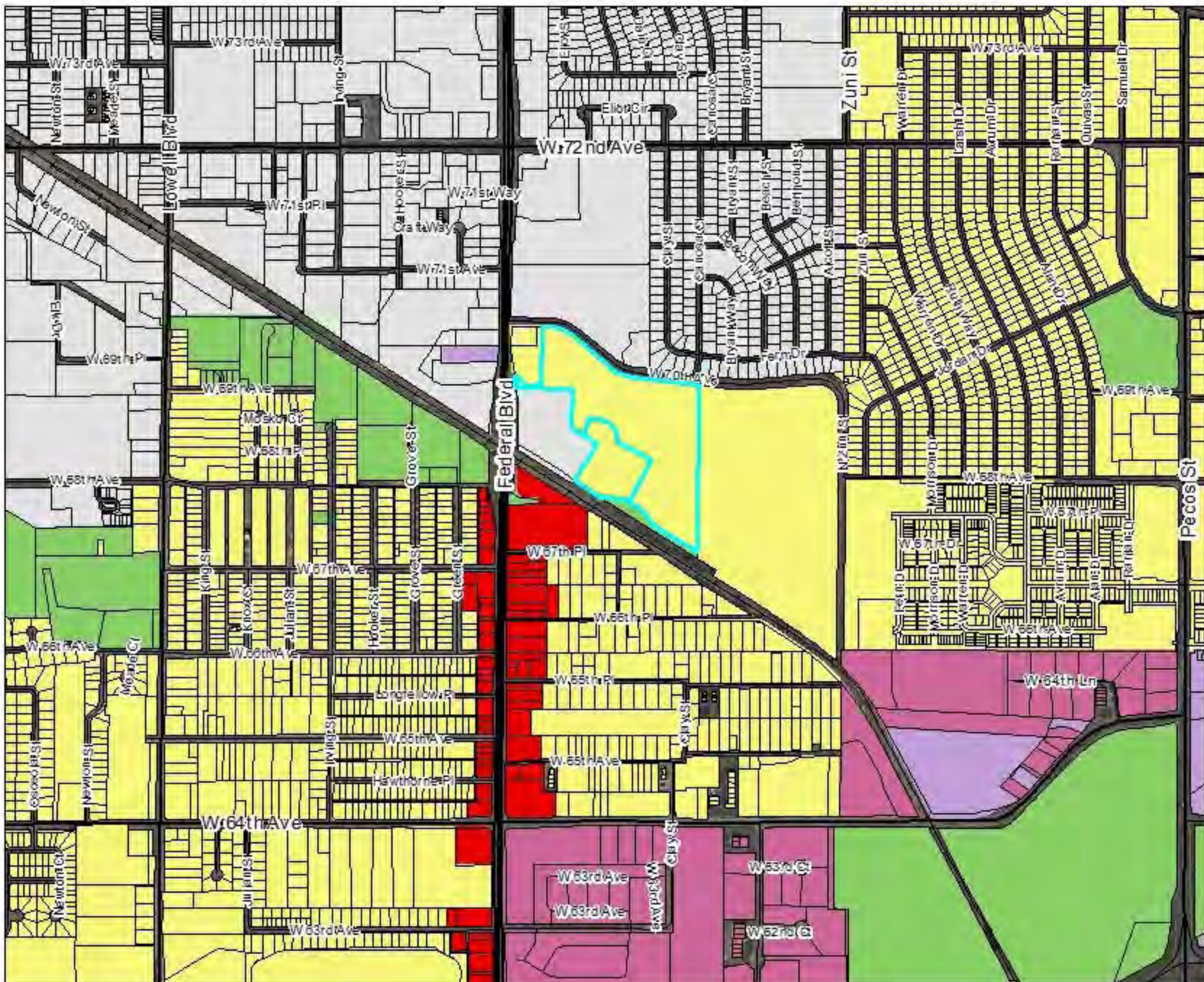
PRC2016-00004



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LEGEND

- ★ Special Zoning Conditions
- ① Section Numbers
- +— Railroad
- Major Water
- Zoning Line
- Sections
- ⊠ Airport Noise Overlay
- Incorporated Areas

Pomponio Terrace Filing 1 & 2

PRC2016-00004



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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

Board of County Commissioners

November 15, 2016

Case No.: PRC2016-00004	Case Name: Pomponio Terrace Final Development
Owner's Name:	Pomponio Terrace Holdings LLC.
Applicant's Name	James Merlino
Applicant's Address:	1140 US HWY 287 #400-125, Broomfield, CO, 800200
Location of Request:	6856 Federal Blvd.
Nature of Request:	1) Major Subdivision (Final Plat) to create 74 lots on approximately 11.791 acres in the P-U-D; 2) Major Subdivision (Final Plat) to create 52 lots on approximately 8.323 acres in the P-U-D; 3) Subdivision Improvement Agreement (SIA) for Filing No.1; and 4) Subdivision Improvement Agreement (SIA) for Filing No. 2.
Site Size:	21.4 acres +/-
Zone District:	Planned Unit Development (PUD)
Future Land Use:	Urban Residential
Proposed Use:	Residential
Existing Use:	Vacant
Hearing Date(s):	BoCC: November 15, 2016 (9:30 am)
Hearing Location:	4430 S. Adams County Parkway, Brighton, CO 80601 / Public Hearing Room 1 st Floor
Report Date:	November 9, 2016
Case Manager:	Emily Collins
Staff Recommendation:	Continuance to the Board of County Commissioners December 13, 2016 meeting.

BOCC UPDATE

The Board of County Commissioners (BOCC) considered this case on October 4, 2016 and continued approval of the proposed final plat and subdivision improvements agreement to the November 1, 2016 meeting. The BoCC approved a final development plan associated with request on October 4, 2016. The purpose for continuing the final plat and subdivision improvements agreement was to allow the applicant to provide associated collateral for public improvements required with the application. At time of the November 1, 2016 meeting, the applicant requested continuance to the November 15, 2016 meeting. As of writing this report, the

applicant is still working with their bank and has been unable to provide the required collateral; however, the applicant has informed staff that they have obtained approval from their bank and will provide the required collateral prior to the December 13, 2016 meeting. Therefore, staff is recommending this project to be continued to the December 13, 2016 meeting.

Pursuant to Section 2-02-17-04-04, final plat review procedure, this item would be scheduled on the consent agenda. The Board of County Commissioners, however, may take testimony from the public at the public hearing.

SUMMARY OF PREVIOUS APPLICATIONS

On October 4, 2016 the Board of County Commissioners approved a final development plan on the property. The final development plan was reviewed with the subject request, including preparation of the staff report. No material changes have been made to the staff report provided to the Board of County Commissioners for approval of the final development plan.

On February 17, 2015, the Board of County Commissioners approved 1) Major subdivision (preliminary plat) to create 248 single family lots; 2) Rezoning from I-1 to Planned Unit Development; 3) Preliminary Development Plan (PUD-P) to create a residential development, & 4) a Waiver from the Subdivision Design Standards to allow for private roads and for the creation of lots that do not have direct access to a dedicated, constructed and maintained public road within the subject development (Pomponio Terrace Subdivision).

SUMMARY OF APPLICATION

Background

Pomponio Terrace Holdings, LLC, the applicant, is requesting: 1) Final Development Plan (FDP) to allow 126 lots on approximately 21.4 acres in the Planned Unit Development (P-U-D) zone district; 2) Major Subdivision (Final Plat) to create 74 lots on approximately 11.791 acres in the P-U-D; 3) Major Subdivision (Final Plat) to create 52 lots on approximately 8.323 acres in the P-U-D; 4) Subdivision Improvement Agreement (SIA) for Filing No.1; and 5) Subdivision Improvement Agreement (SIA) for Filing No. 2 of the Pomponio Terrace Planned Unit Development.

The site is approximately 21.4 acres and located west of Zuni Street, east of Federal Boulevard, south of 70th Avenue, and zoned as a Planned Unit Development (PUD). The Board of County Commissioners (BoCC) approved a Preliminary Development Plan (PDP) for the PUD in 2014. Per Section 2-02-10-04-01 of the County's Development Standards and Regulations, a Final Development Plan and Plat is required prior to development of the site. The proposed request is to adhere to requirements for obtaining a Final Development Plan and Plat.

In addition, the applicant is proposing two final plats as part of the first phase of development. This allows the developer to phase required public improvements while still complying with all County subdivision requirements.

Development Standards and Regulations Requirements:

Final Development Plan:

A Final Development Plan (FDP) is a site-specific development plan which describes and establishes the type and intensity of uses for a specific parcel of land. Per Section 2-02-10-04 of the Adams County Development Standards and Regulations, a final plat and development agreements are required to be submitted with a final development plan. The final plat and development agreement outlines public improvements required with the development.

Below is the summary of housing types, design information, parking and open space areas proposed with the FDP:

Housing Types & Designs

Pomponio Terrace Filing No. 1 and No. 2 includes two different single-family home types listed below:

- Single Family Detached Rear Loaded: Consists of homes designed for residents who want a lower amount of outdoor space to maintain and are on lots with rear, alley-loaded garages. Proposed lot sizes vary in width and depth. The sizes of homes in this housing type range from 1,100 to 1,400 square feet. Overall, the applicant is proposing 75 units of this housing type in the FDP.
- Single Family Detached Front Loaded: Consists of homes designed for buyers and growing families desiring a comparatively larger home and private yard space. Sizes of residences vary in square footage and range from 1,300 to 1,500 square feet. Overall, the applicant is proposing 51 units of this housing type in the FDP.

The subject FDP includes architectural and landscape design guidelines. In addition to the guidelines, all builders and homeowners are required to go through a Design Review Committee (DRC) review established by the metropolitan district established with governing authority in the PUD (i.e the Pomponio Terrace Metropolitan District). All builders and homeowners shall also follow all required County review processes as well.

Parking:

The parking plan proposed with the FDP shows a minimum of two parking spaces per dwelling unit with an overall ratio of 5.4 spaces per unit. A total of 678 parking spaces are proposed for the 126 units. Three-hundred and twenty-four (324) of the overall parking will be on-street and three-hundred and fifty-four (354) will be for garage and driveway parking. The FDP also shows internal local street systems within the development. These streets are designed to work in conjunction with proposed private alleys in the development.

Further, the proposed plan shows alleys will be used to access garages for a majority of the homes. The rear-loaded homes within the development will have a minimum of two off-street parking spaces. No parallel parking shall be permitted in alleys as they are dedicated for fire lanes,

passenger, and garbage vehicle access only. The FDP shows all proposed homes will have access to on-street parking along local streets within the development.

On-street parking is provided along W. 69th Avenue, W. 68th Avenue, W. 67th Avenue; Eliot Street, Decatur Street, Clay Street, and Canosa Street (see Exhibit 2.2). These streets are the primary public right-of-ways serving the development.

Common Areas:

Common areas in the proposed FDP include streetscape landscape areas, landscaped tracts, a 0.13-acre pocket park in Filing 1, a 0.64-acre pocket park in Filing 2, and a five-foot concrete trail connection to Little Dry Creek Trail. The streetscape areas, landscape tracts, and pocket parks will be maintained by the Metropolitan District. All private home landscaping will be installed by homeowners or builders and maintained by each homeowner. Adams County shall not be responsible for operation and maintenance of parks and open space within the development. Responsibility and enforcement of landscape maintenance shall be the function of the Metropolitan District. A Design Review Committee will review all private open space design in the development for compatibility. Removal of snow, ice, debris, or other obstructions from sidewalks will be the responsibility of homeowners.

Lot Characteristics:

Typical lot sizes within the development range from 2,100 to 6,196 square feet. All front, side and rear setbacks will be consistent with the approved Preliminary Development Plan. Per the proposed Final Development Plan, the front yard setback shall be 10 feet for rear-loaded homes and 18 feet for front-loaded homes, the side setback shall be 5 feet, and the rear yard setbacks shall be two or four feet for rear-loaded homes and 15 feet for front-loaded homes. According to the project narrative and plan, side yard use easements shall be granted along common side lot lines. This allows property owners to install limited improvements such as landscape, fencing, and decks within the side yard easement area. Allowed improvements within the easement shall be non-combustible material and shall comply with international residential building codes. Granting of improvements in the easements and procedures and policies shall be managed by the Metropolitan District.

Major Subdivision (Final Plat):

Per Section 2-02-17-04 of the County's Development Standards and Regulations, the applicant is requesting approval of two filings as major subdivisions (final plats) for the proposed residential development. The current parcel consists of approximately 26 acres; however, the proposed final plat areas are approximately 11.791 acres for Filing 1 and 8.323 acres for Filing 2. The proposed final plats will create 126 residential lots and 22 tracts for private alleys and open space facilities.

Access into the subdivision is primarily from W. 70th Avenue, the northern property boundary. Eliot Street, Clay Street, and Canosa Street provide north-south connections to W. 70th Avenue. All of the 126 proposed units have access to rear yard garages through alleyways or direct access to local streets from front-loaded garages. This design allows the units to directly front public streets and/or landscaped tracts.

The proposed final plats conform to the criteria for approval outlined in Section 2-02-17-04-05 of the County's Development Standards, which include conformance to the approved preliminary plat and the subdivision design standards. In addition, the applicant has provided a letter of intent from Crestview Water and Sanitation District demonstrating the District's ability to provide services to the development, thus satisfying evidence of adequate water and sanitation facilities. All proposed drainage facilities in the development have been reviewed and approved by the County's Development Services Engineering. Lastly, there is documentation showing there is adequate public infrastructure to support the development, and all plans have been reviewed by the Development Services Engineering. Section of 5-02 of the County's Development Standards and Regulations requires these improvements with all subdivision plats. Such improvements are normally approved and constructed through a Subdivision Improvements Agreement (SIA) that is accompanied by sufficient collateral to secure the improvement. The applicant's bank has requested that the approval of the FDP occur prior to the issuance of collateral for the SIAs. As such, the applicant has requested a continuance on requests #2-5 of this case (the two final plats and the two SIAs), which will allow the applicant to obtain collateral in conjunction with the SIAs prior to the hearings on those requests.

Subdivision Improvement Agreement:

Per Section 5-02-05 of the Adams County Development Standards and Regulations, a Subdivision Improvement Agreement (SIA) is required for each filing of the proposed development. The agreement is required to address the manner and timing of the completion of all subdivision improvements and responsibility for payment of the costs of improvements associated with the development.

The SIAs outline the Developer's obligation for required construction and collateral for all public improvements. The SIA is proposed to include two phases for public improvements within the development. Phase One of the improvements consist of curb, gutter, sidewalk, storm sewer, and street paving (initial layer). Phase Two of the improvements consist of final top layer of asphalt on roads and alleys within each filing (see Exhibit 2.5 and 2.6). Staff reviewed the SIA, and except not providing collateral, confirms the proposed agreement is in compliance with the County's Development Standards and Regulations.

Comprehensive Plan:

The Future Land Use map designates the subject property as Urban Residential. Per Chapter 5 of the Comprehensive Plan, Urban Residential areas are designated for single and multiple-family housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities. Urban residential areas may include supporting neighborhood commercial uses designed to serve the needs of nearby residents.

The proposed development is consistent with the goals of the Comprehensive Plan to provide higher density housing near existing urban services and transportation facilities. The entire Planned Unit Development is comprised of approximately 26 acres. The PUD site is adjacent to the Westminster RTD light rail station located at 70th Avenue and Federal Boulevard, and is located between two major thoroughfares (Federal and Pecos). In addition, Midtown at Clear Creek mixed-use development is located directly east of the site. Because of the proximity to

planned light rail stations and transportation corridors, the PUD inevitably will benefit from location of such transportation amenities.

Site Characteristic:

Currently, the subject property is vacant.

Surrounding Zoning Designations and Existing Use Activity:

Northwest City of Westminster Vacant	North City of Westminster Single-Family	Northeast City of Westminster Single-Family
West I-1 Commercial	Subject Property PUD Vacant	East PUD Single and Multi-Family
Southwest City of Westminster Railroad	South City of Westminster Railroad	Southeast PUD Single and Multi-Family

Compatibility with the Surrounding Land Uses:

A majority of uses surrounding the site consist of single and multi-family residential and commercial uses. The Midtown at Clear Creek mixed-use development is located directly east of the subject site. In addition, the Westminster commuter rail station and future mixed-use development area is directly west of the site, across Federal Blvd. The subject request is consistent with the existing and future residential development surrounding the site and the Future Land Use designation of Urban Residential.

Referral Comments:

Xcel Energy, Tri-County Health, Westminster Fire Department, Colorado Geological Survey, and Colorado Division of Parks and Wildlife reviewed this request and expressed no concerns with the development. The City of Westminster reviewed the request and stated their preference for access into the subdivision from Federal Boulevard through an extension of W. 69th Avenue. According to the City, this - alignment would facilitate a traffic signal and access to the Westminster commuter rail station on the west side of Federal Blvd. Currently, the Pomponio Terrace development does not include direct access to Federal Blvd. Adams County staff has reviewed the applicant’s street construction plans and finds that their proposed street design conforms to county standards and facilitates appropriate access into and out of the subdivision. In addition, staff notes that the City of Westminster is currently in the process of approving a master plan for the Westminster station area. The draft plan includes multiple access points from Federal Blvd. into the station, including traffic signals at both 69th and 70th Avenues, and a future street connection into the station from Federal Blvd. at 70th Ave. Staff is supportive of the Pomponio Terrace street design, and will continue the ongoing coordination efforts with the City and CDOT on the signal functionality of 69th Ave. and 70th Ave.

Development Services Engineering reviewed the request and stated final site construction and drainage plans have been approved. However, final building permits shall not be issued until all

public improvements have been constructed, inspected, and preliminarily accepted by Adams County Transportation Department.

STAFF RECOMMENDATION:

Staff recommends a continuance of the final plats and associated SIA to November 15, 2016.

RECOMMENDED FINDINGS OF FACT

1. The final plat is consistent and conforms to the approved preliminary plat.
2. The final plat is in conformance with the subdivision design standards.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
4. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.

Exhibits Table of Contents

Exhibit 1- Maps

1.1 Zoning Map

- 1.2 Aerial Map
- 1.3 Simple Map
- 1.4 Comprehensive Plan

Exhibit 2- Applicant Information

- 2.1 Applicant Written Explanation
- 2.2 Final Development Plan

Exhibit 3- Referral Comments

- 3.1 Referral Comments (Development Services)
- 3.2 Referral Comments (CO Parks and Wildlife)
- 3.3 Referral Comments (Geological Survey)
- 3.4 Referral Comments (Tri-County)
- 3.5 Referral Comments (Westminster Fire)
- 3.6 Referral Comments (City of Westminster)

Exhibit 4- Citizen Comments

None.

Exhibit 5- Associated Case Materials

- 5.1 Request for Comments
- 5.2 Public Hearing Notification
- 5.3 Certificate of Posting
- 5.4 Property Owner Labels
- 5.5 Referral Labels

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 5, BEING A 3.25" ALUMINUM CAP IN MONUMENT BOX STAMPED LS 23053, FROM WHICH POINT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 5, BEING A 3.25" ALUMINUM CAP IN MONUMENT BOX STAMPED LS 17668, BEARS NORTH 89°37'42" EAST, A DISTANCE OF 2637.26 FEET;

THENCE SOUTH 00°47'38" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1398.86 FEET (DEEDED AS 1400');

THENCE SOUTH 89°12'22" EAST ALONG THE SOUTH LINE OF WEST 70TH AVENUE, AS CONVEYED IN DEED RECORDED IN BOOK 536 AT PAGE 311, A DISTANCE OF 286.05 FEET (DEEDED AS 286 FEET) TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 2006000985302, BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF WEST 70TH AVENUE THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 89°12'22" EAST, A DISTANCE OF 64.00 FEET TO A NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 24667;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 39°23'37", AN ARC DISTANCE OF 178.76 FEET (CHORD BEARS SOUTH 69°30'34" EAST, 175.26 FEET) TO A NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 24667;
3. SOUTH 49°48'45" EAST, A DISTANCE OF 396.77 FEET TO A NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 24667;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 33°19'31", AN ARC DISTANCE OF 197.76 FEET (CHORD BEARS SOUTH 66°28'31" EAST, 194.98 FEET) TO A NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 24667;
5. SOUTH 83°08'16" EAST, A DISTANCE OF 519.78 FEET TO A NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 24667;

THENCE SOUTH 00°33'25" WEST ALONG THE WEST LINE OF LOT 1, BLOCK 1, SUNDSTRAND SUBDIVISION, RECORDED UNDER RECEPTION NO. A026680, A DISTANCE OF 1299.66 FEET TO A 3.25" ALUMINUM CAP STAMPED CDOT;

THENCE ALONG THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 5158 AT PAGE 820 THE FOLLOWING FOUR (4) COURSES:

1. NORTH 57°33'55" WEST, A DISTANCE OF 382.30 FEET TO A 3.25" ALUMINUM CAP STAMPED CDOT;
2. NORTH 42°16'49" WEST, A DISTANCE OF 182.93 FEET TO A 3.25" ALUMINUM CAP STAMPED CDOT;
3. NORTH 57°33'55" WEST, A DISTANCE OF 130.95 FEET TO A 3.25" ALUMINUM CAP STAMPED CDOT;
4. NORTH 84°23'03" WEST, A DISTANCE OF 196.86 FEET TO A NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 24667;

THENCE NORTH 57°33'55" WEST ALONG THE NORTHERLY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY RIGHT-OF-WAY, AS DESCRIBED IN SAID DEED RECORDED IN BOOK 5158 AT PAGE 820, A DISTANCE OF 244.38 FEET;

THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1299 PAGE AT 154 THE FOLLOWING FOUR (4) COURSES:

1. NORTH 31°56'08" EAST, A DISTANCE OF 336.17 FEET TO A NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 24667;
2. NORTH 58°03'52" WEST, A DISTANCE OF 235.00 FEET TO A NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 24667;
3. NORTH 00°48'38" EAST, A DISTANCE OF 303.09 FEET TO A NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 24667;
4. NORTH 89°11'22" WEST, A DISTANCE OF 429.19 FEET;

THENCE ALONG THE EAST LINE OF FEDERAL BOULEVARD AND ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 2006000985302 THE FOLLOWING TWO (2) COURSES:

1. NORTH 02°03'26" WEST, A DISTANCE OF 24.18 FEET TO A PK NAIL WITH WASHER STAMPED PLS 24667;
2. NORTH 09°19'16" WEST, A DISTANCE OF 72.66 FEET;

THENCE ALONG THE NORTH AND WEST LINES OF SAID PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 2006000985302 THE FOLLOWING SIX (6) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 37°48'16", AN ARC DISTANCE OF 46.19 FEET (CHORD BEARS SOUTH 60°05'56" EAST, 45.35 FEET);
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 155.33 FEET AND A CENTRAL ANGLE OF 11°23'54", AN ARC DISTANCE OF 30.90 FEET (CHORD BEARS SOUTH 35°29'48" EAST, 30.85 FEET);
3. SOUTH 29°47'48" EAST, A DISTANCE OF 16.30 FEET TO A NO. 5 REBAR WITH YELLOW PLASTIC CAP WITH ILLEGIBLE MARKINGS;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 23.43 FEET AND A CENTRAL ANGLE OF 59°29'33", AN ARC DISTANCE OF 24.33 FEET (CHORD BEARS SOUTH 59°32'18" EAST, 23.25 FEET) TO A NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 24667;
5. SOUTH 89°17'04" EAST, A DISTANCE OF 112.36 FEET TO A NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 24667;
6. NORTH 00°47'38" EAST, A DISTANCE OF 457.36 FEET TO THE POINT OF BEGINNING, CONTAINING 1,161,661 SQUARE FEET, OR 26.6681 ACRES, MORE OR LESS.

FINAL DEVELOPMENT PLAN POMPONIO TERRACE FILINGS 1 AND 2 PLANNED UNIT DEVELOPMENT ADAMS COUNTY, COLORADO 80030

OWNER/APPLICANT

POMPONIO TERRACE HOLDINGS, LLC
1140 US HWY 287 #400-125
BROOMFIELD, COLORADO 80020
ATTN: JAMES MERLINO
P: (303) 810-7224

PLANNER

PCS GROUP INC.
#3-B-180 INDEPENDENCE PLAZA
1001 16TH STREET
DENVER, CO 80265
ATTN: JOHN PRESTWICH
P: (303) 531-4905
F: (303) 531-4908

ENGINEERING CONSULTANT

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
518 17TH STREET, SUITE 1575
DENVER, COLORADO 80202
ATTN: JOSHUA ROOT, PE
P: (303) 572-7997

CERTIFICATE OF OWNERSHIP

I, JAMES MERLINO, AS MANAGER OF HUNTERDON LLC, THE MANAGERS OF POMPONIO TERRACE HOLDINGS, BEING THE OWNER OF POMPONIO TERRACE IN THE COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

OWNER'S SIGNATURE _____

STATE _____

COUNTY _____

CITY _____

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS ____ DAY OF _____, 20__.

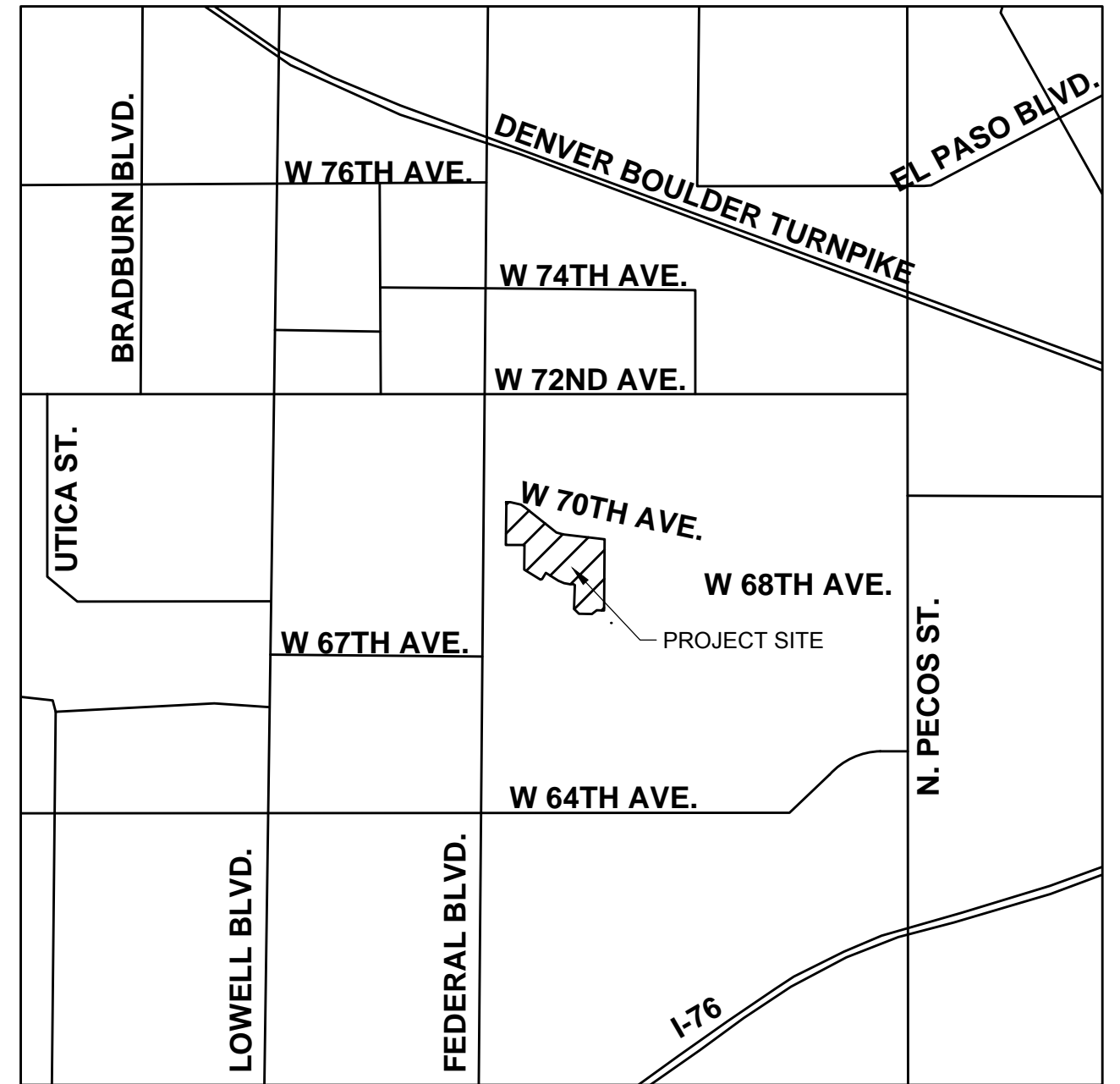
BY: _____
CHAIRMAN

CERTIFICATE OF THE CLERK AND RECORDER

THIS FINAL DEVELOPMENT PLAN 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 _____, 20__. FILE NO. _____, MAP NO. _____, RECEPTION NO. _____.

COUNTY CLERK AND RECORDER _____

BY: DEPUTY _____



VICINITY MAP

1" = 2,000'

SHEET INDEX

SHEET NO.	DESCRIPTION
F0.0	COVER SHEET
F1.0	WRITTEN NARRATIVE
F2.0	SITE PLAN AND LOT DETAILS
F2.1	PARKING PLAN
L0.0	LANDSCAPE COVER SHEET
L0.1	NOTES & PLANT SCHEDULE
L0.2	RESIDENTIAL LANDSCAPE STANDARDS
L1.0	OVERALL FENCING & LANDSCAPE PLAN
L1.1-L1.9	LANDSCAPE PLAN
L2.0-L2.3	SITE & LANDSCAPE DETAILS
ARCHITECTURAL STANDARDS	
SHEET 1.0 - POMPONIO TERRACE ALLEY LOADED HOMES	
SHEET 1.1 - POMPONIO TERRACE FRONT LOADED HOMES	

STAFF REVIEW

APPROVED AS TO FORM BY:

COMMUNITY AND ECONOMIC DEVELOPMENT

COUNTY ATTORNEY

ADDITIONS AND DELETIONS:

THE FOLLOWING ADDITIONS AND DELETIONS IN THE PUD WERE MADE BY THE BOARD OF COUNTY COMMISSIONERS AT THE TIME OF APPROVAL:

FILE NO. _____

MAP NO. _____

RECEPTION NO. _____



FINAL DEVELOPMENT PLAN

POMPONIO TERRACE FILINGS 1 & 2

ADAMS COUNTY, CO 80030

COVER SHEET

PROJECT NO: PHT004.01
 DESIGNED BY: JRR
 DRAWN BY: RCY
 DATE: 08/08/2016

F0.0

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8/5/2016 2:08 PM P:\NTL HOLDINGS\POMPONIO TERRACE ONSITE\08 CAD\FDP\00.0 COVER SHEET.DWG

NARRATIVE

A. EXPLANATION OF THE CHARACTERISTICS OF THE PUD

THE FILINGS ONE AND TWO FINAL DEVELOPMENT PLAN (FDP) AREA AT POMPONIO TERRACE IS COMPRISED OF APPROXIMATELY 19.80 ACRES, CONSISTING OF 126 SINGLE FAMILY RESIDENTIAL HOMES, LANDSCAPED OPEN SPACE AREAS AND PROPOSED STREET RIGHTS-OF-WAY. FILINGS ONE AND TWO ARE LOCATED ON THE EAST SIDE OF FEDERAL BOULEVARD, SOUTH OF 70TH AVENUE, AND NORTH OF LITTLE DRY CREEK. TWO POINTS OF ACCESS FOR BOTH FILINGS WILL BE PROVIDED ON 70TH AVENUE.

B. POTENTIAL IMPACT ON THE SURROUNDING AREA

THIS FILING ONE & TWO FDP IS CONSISTENT WITH THE ADAMS COUNTY 2012 UPDATE TO THE COMPREHENSIVE PLAN. INCORPORATED INTO THE OVERALL COMMUNITY VISION IS A VARIETY OF RESIDENTIAL HOME TYPES AND A SYSTEM OF OPEN SPACE, PARKS AND TRAILS THAT WILL CONNECT TO LITTLE DRY CREEK AND THE FUTURE PARK BEING BUILT IN THE ADJACENT PROPERTY TO THE EAST. WESTMINSTER STATION TO THE WEST IS CURRENTLY BEING BUILT AS PART OF THE TRANSIT STATION ON THE WEST SIDE OF FEDERAL - BEING IMPLEMENTED BY RTD. ADAMS COUNTY HAS COMMISSIONED A STUDY OF FEDERAL BOULEVARD AND THIS PROJECT IS ONE OF THE FIRST TO IMPLEMENT THAT VISION.

EXISTING RESIDENTIAL NEIGHBORS TO THE NORTHEAST WILL VIEW SINGLE FAMILY RESIDENCES WITH A PORTION FRONTING 70TH AVENUE AND A PORTION OF GARDEN COURTS THAT WILL HIGHLIGHT THE VAST AMOUNT OF OPEN SPACE AND PROVIDE A SIDE ELEVATION OF HOMES. THIS WILL PROVIDE DIVERSITY ALONG 70TH AVENUE AND THE NEIGHBORS TO THE NORTH.

C. CONTEMPLATED DENSITIES AND LAND COVERAGE

THIS FDP CONSISTS OF 126 LOTS WHICH PROVIDE A DENSITY OF 6.36 DWELLING UNITS PER ACRE. THE PROJECT IS PROPOSING 30% OF THE LAND TO BE DEDICATED AS OPEN SPACE AND WILL PROVIDE A TRAIL CONNECTION BOTH TO THE SOUTHERN LITTLE DRY CREEK OPEN SPACE AND THE REGIONAL PARK THAT IS BEING BUILT IN THE ADJACENT PROPERTY TO THE EAST. THIS PROPOSED DENSITY AND LAND COVERAGE IS CONSISTENT WITH THE APPROVED PRELIMINARY DEVELOPMENT PLAN FOR POMPONIO TERRACE.

D. NUMBER, TYPE, AND SIZE OF BUILDINGS OR UNITS

126 SINGLE FAMILY RESIDENTIAL LOTS ARE PROPOSED IN THE FILINGS ONE AND TWO FDP. THERE ARE TWO HOME TYPES PROPOSED IN THE FILINGS ONE AND TWO FDP AREA AS STATED BELOW. VARYING HOME TYPES AND LOT SIZES PROVIDE A RANGE OF AFFORDABILITY AND LIFESTYLES. REFER TO SHEET F2.0 FOR TYPICAL LOTS. THE HOMES IN THIS FDP ARE SIMILAR TO THE HOME TYPES FULLY DESCRIBED IN THE PRELIMINARY DEVELOPMENT PLAN. THE FOLLOWING ARE THE HOME TYPES PROPOSED IN THE FILINGS ONE AND TWO FDP.

SINGLE FAMILY DETACHED HOMES/REAR-LOADED

CONSISTS OF HOMES DESIGNED FOR RESIDENTS WHO WANT A LOWER AMOUNT OF OUTDOOR SPACE TO MAINTAIN AND ARE ON LOTS WITH DETACHED, REAR ALLEY-LOADED GARAGES. SIZES OF RESIDENCES VARY IN WIDTH AND DEPTH. REFER TO SHEET 1.0 OF THE ARCHITECTURAL STANDARDS.

SINGLE FAMILY DETACHED HOMES/FRONT-LOADED HOMES

CONSISTS OF HOMES DESIGNED FOR MOVE-UP BUYERS AND GROWING FAMILIES DESIRING A COMPARATIVELY LARGER HOME AND PRIVATE YARD SPACE. SIZES OF RESIDENCES WILL VARY. REFER TO SHEET 1.1 OF THE ARCHITECTURAL STANDARDS.

E. PROVISIONS FOR PARKING

PARKING IS PROVIDED IN FILINGS ONE AND TWO WITH EACH RESIDENCE HAVING A MINIMUM OF A 2-CAR GARAGE. ON-STREET PARKING IS PERMITTED ON ALL LOCAL STREETS IN THE FILINGS ONE AND TWO AREA. THE INTERNAL LOCAL STREET SYSTEM IS DESIGNED TO WORK IN CONCERT WITH THE PRIVATE ALLEYS. ALLEYS WILL BE USED TO ACCESS GARAGES FOR OVER HALF OF THE HOMES IN THE COMMUNITY. 24-FOOT WIDE ALLEYS ARE FOR PASSENGER VEHICLE AND GARBAGE TRUCK ACCESS ONLY, AND ALLOWS FOR ALLEY-ACCESSED GARAGES. NO PARKING WILL BE ALLOWED OUTSIDE THE GARAGES OF THE REAR LOADED HOMES OUTSIDE OR WITHIN THE ALLEY RIGHT OF WAY. ALL FRONT LOADED LOTS WILL INCLUDE AN 19.5 DRIVEWAY TO ACCOMMODATE FOR TWO ADDITIONAL OFF-STREET PARKING SPACES. ALL HOMES HAVE ACCESS TO ON-STREET PARKING ALONG THE LOCAL STREETS.

F. CIRCULATION AND ROAD PATTERNS

TO HELP ENSURE A PEDESTRIAN-FRIENDLY ENVIRONMENT, THE PLANNED CIRCULATION PATTERNS ALLOW FOR DISTRIBUTION OF INTERNAL TRAFFIC THROUGH THE DEVELOPMENT. THE VEHICULAR ROAD PATTERN FOR POMPONIO TERRACE WILL INTEGRATE THE EXISTING AND PROPOSED ROADWAY SYSTEMS. THE FILING ONE PDP AREA WILL INCLUDE ACCESS TO FEDERAL BOULEVARD VIA EXISTING 70TH AVENUE WITH TWO NEW CONNECTIONS FROM POMPONIO TERRACE TO 70TH AVENUE. ALL STREETS MEET THE ADAMS COUNTY ROADWAY STANDARDS.

G. OWNERSHIP AND MAINTENANCE OF COMMON AREAS

THE POMPONIO TERRACE METROPOLITAN DISTRICT (PTMD) IS RESPONSIBLE FOR THE ENFORCEMENT OF LANDSCAPE MAINTENANCE REQUIREMENTS. THE COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ALL LOCAL STREETS WITHIN THE LIMITS OF THE STREET RIGHT-OF-WAY. THE HOMEOWNER WILL BE RESPONSIBLE FOR REMOVAL OF SNOW, ICE, SLEET DEBRIS OR OTHER OBSTRUCTIONS FROM THE SIDEWALK.

H. TYPE, LOCATION, EXAMPLES OF COPY AND CONSTRUCTION SIGNS

PLEASE REFER TO SHEET L2.2 FOR THE SIGNAGE STANDARDS. MAINTENANCE OF MONUMENT SIGNS WILL BE THE RESPONSIBILITY OF THE PTMD.

I. TYPE AND ALLOCATION OF ALL USES INCLUDING PERMITTED USES, USES PERMITTED AFTER AMENDMENT TO THE PUD AND PROHIBITED USES

THE DESIGN INTENT FOR POMPONIO TERRACE IS TO CREATE A SINGLE FAMILY DETACHED INFILL COMMUNITY THAT INCLUDES A VARIETY OF HOME TYPES. THE FILINGS ONE AND TWO FDP AREA IS ANTICIPATED TO PROVIDE TWO TYPES OF SINGLE FAMILY DETACHED HOMES. IN KEEPING WITH THE TRADITIONAL

NEIGHBORHOOD DEVELOPMENT CONCEPT, BOTH FILINGS HAVE A GRID FORM AND INCLUDE REAR-LOADED AND FRONT-LOADED PRODUCT TYPES. FILINGS ONE AND TWO ALSO INCLUDE SEVERAL OPEN SPACE TRACTS.

J. LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS

THE POMPONIO TERRACE PUD INCLUDES A VARIETY OF PARKS AND OPEN SPACES STRATEGICALLY LOCATED THROUGHOUT THE COMMUNITY. FILINGS ONE AND TWO INCLUDE STREETScape, LANDSCAPE AREAS AND LANDSCAPE TRACTS. TREE LAWNS ALONG 70TH AVENUE AND GREEN COURTS FRONTING LARGE PARK/OPEN SPACE AREAS AT THE SOUTH ARE TO BE MAINTAINED BY THE PTMD.

K. DESCRIPTION OF BUILDING ENVELOPES INCLUDING SQUARE FOOTAGE AND/OR NUMBER OF UNITS, MINIMUM SETBACKS, HEIGHT, GENERAL EXTERNAL CHARACTERISTICS

THERE ARE 126 SINGLE-FAMILY RESIDENTIAL LOTS INCLUDED IN THIS FDP. SETBACKS ARE BASED ON THOSE INCLUDED IN THE FDP EXHIBIT. ALL SETBACKS SHALL BE CONSISTENT WITH THOSE DEPICTED WITHIN THE DEVELOPMENT STANDARDS OF THE FINAL DEVELOPMENT PLAN.

ARCHITECTURAL DESIGN ALLOWS FOR INCORPORATION OF A VARIETY OF ARCHITECTURAL STYLES. ALL RESIDENCES SHALL HAVE A COVERED PORCH OR STOOP OR EQUIVALENT COVERED AREA ON ALL GROUND FLOORS. THE MAXIMUM HEIGHT OF RESIDENTIAL UNITS SHALL BE 32 FEET. ALL COMMUNITY DEVELOPMENT ON THE PROPERTY SHOULD COMPLY WITH THESE STANDARDS WHEN THEY ARE ADOPTED BY THE DESIGN REVIEW COMMITTEE (DRC).

SIDE YARD USE EASEMENTS ARE GRANTED ALONG ALL COMMON SIDE LOT LINES WITHIN ALL DETACHED HOME LOTS. ACCESS AND MAINTENANCE EASEMENTS ARE TYPICAL ALONG ALL COMMON SIDE LOT LINES WITHIN FRONT-LOAD LOTS. REFER TO DEFINITIONS AND FOR TYPICAL EASEMENT LAYOUT AND RESTRICTIONS.

L. COVENANTS TO BE IMPOSED ON THE PUD

COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS) SHALL BE IMPOSED ON THIS PUD, TO BE INFORCED BY THE PTMD.

M. ADDITIONAL CONTROLS SUCH AS ARCHITECTURAL CONTROL COMMITTEE OF A HOME OWNER'S ASSOCIATION

THE PTMD WILL ENFORCE DESIGN STANDARDS THROUGH CC&RS. ALL ARCHITECTURAL STYLES OF PROPOSED BUILDINGS SHALL REQUIRE APPROVAL BY THE PTMD DRC AND SHALL BE CONSISTENT WITH THE DESIGN GUIDELINES FOR THIS COMMUNITY FOR OVERALL ARCHITECTURAL INTENT.

N. UTILIZATION AND LOCATION OF ANY OUTDOOR STORAGE

ALL PROPOSED MARKETING/TEMPORARY STORAGE OR ANY OTHER ACCESSORY STRUCTURE IS PROHIBITED.

O. UTILITY SERVICE PROVIDERS

CRESTVIEW WATER AND SANITATION DISTRICT HAS INDICATED THEY HAVE ADEQUATE CAPABILITY TO SERVE THIS PROPERTY WITH BOTH WATER AND SANITARY SEWER. XCEL ENERGY WILL PROVIDE GAS AND ELECTRIC SERVICES TO THE PROPERTY. APPROPRIATE EASEMENTS FOR ASSOCIATED IMPROVEMENTS AND UTILITY LINES ARE INCLUDED ON THE FILINGS ONE AND TWO AREA FINAL PLAN. SANITARY SEWER MAINS IN ALLEY TRACTS AND UP TO RECEIVING MANHOLES WITHIN THE RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE MASTER COMMUNITY ASSOCIATION.

P. ESTIMATED TIMETABLE FOR DEVELOPMENT

THE ESTIMATED LENGTH OF TIME FOR BUILD-OUT OF THE FILING ONE AND TWO AREAS OF POMPONIO TERRACE IS TWO (2) YEARS, BEGINNING SUMMER 2016.

Q. ANY OTHER PERTINENT FACTORS CONCERNING THE DEVELOPMENT

ADAMS COUNTY FIRE DISTRICT WILL SERVICE POMPONIO TERRACE.

R. TRACT PURPOSE, OWNERSHIP AND MAINTENANCE RESPONSIBILITY

IN FILING NO. 1, TRACTS A THROUGH G ARE OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE PTMD. TRACTS H THROUGH K ARE ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE PTMD. PET STATIONS WITH THESE TRACTS ARE TO BE OWNED AND MAINTAINED BY PTMD.

IN FILING NO. 2 TRACTS A THROUGH K ARE OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE PTMD. TRACTS I AND J ARE ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE PTMD. PET STATIONS WITH THESE TRACTS ARE TO BE OWNED AND MAINTAINED BY PTMD.

DEFINITIONS

ALLEY LOADED GARAGE: A GARAGE WITH THE VEHICULAR DOOR ACCESS LOCATED ONTO AN ALLEY LOCATED AT THE REAR (OR SOMETIMES SIDE) OF THE LOT.

FRONT LOADED GARAGE: A GARAGE WITH THE VEHICULAR DOOR ACCESS LOCATED ONTO STREET RIGHT-OF-WAY LOCATED AT THE FRONT OR SIDE OF THE LOT.

SIDE YARD USE EASEMENTS ARE HEREBY GRANTED ALONG ALL COMMON SIDE LOT LINES WITHIN ALL ALLEY LOADED DETACHED HOME LOTS.

SIDE YARD USE EASEMENTS OCCUR FROM FRONT PROPERTY LINE TO REAR PROPERTY LINE AND EXTEND FROM THE GRANTOR'S BUILDING FOUNDATION TO THE LOT LINE BETWEEN THE GRANTOR'S AND GRANTEE'S PARCELS THAT SHALL BE GRANTED TO THE EASEMENT GRANTEE PER THE RESTRICTIONS OUTLINED BELOW. REFER TO FIGURE 1 FOR A GRAPHIC REPRESENTATION OF THE SIDE YARD USE EASEMENT.

THE FOLLOWING RESTRICTIONS APPLY TO THE SIDE YARD USE EASEMENTS:

A. EASEMENT GRANTEE SHALL HAVE FULL ACCESS AND ENJOYMENT OF THE EASEMENT, USE, AND MAINTENANCE OF THE SPACE INCLUDED IN THE EASEMENT. FENCES AND WALLS USED AS PRIVACY SCREENS MUST BE OUTSIDE FRONT AND REAR SETBACK. IMPROVEMENTS WITHIN THE SIDE YARD USE EASEMENT SHALL NOT EXTEND PAST THE GRANTEE'S OFFICIAL PROPERTY LINE AND IN NO CASE BE ATTACHED TO OR EXTENDED ACROSS THE OFFICIAL PROPERTY LINE. ANY IMPROVEMENT LESS THAN 5' FROM THE PROPERTY LINE SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODES AND BE OF NON COMBUSTIBLE MATERIAL. NO OPEN BURNING OF CAMPFIRE, OR OTHER SOLID FUEL DEVICES WILL BE ALLOWED OR PERMITTED WITHIN 25' OF A STRUCTURE IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE. THE USE OF PROPANE OR NATURAL GAS FIRED APPLIANCES SUCH AS UL LISTED BARBEQUE GRILLS OR FIRE PIT MAY BE PERMITTED PROVIDED THE APPLIANCE IS LOCATED ON THE GRANTEE'S PROPERTY. ONLY LANDSCAPING, HARDSCAPE, AND IRRIGATION IMPROVEMENTS ARE PERMITTED WITHIN FRONT AND REAR SETBACKS. SIDE YARD USE EASEMENT PROCEDURES AND POLICIES SHALL BE MANAGED BY THE PTMD. NO IMPROVEMENTS MAY BE IMPLEMENTED AT THE DETRIMENT OF THE GRANTOR'S ABILITY TO MAINTAIN THEIR HOME.

B. SIDE YARD USE EASEMENTS ARE PERMITTED ON DETACHED SINGLE FAMILY LOTS ONLY.

C. ALL IMPROVEMENTS BY GRANTEE LOCATED WITHIN THE SIDE YARD USE EASEMENT SHALL BE MAINTAINED BY THE EASEMENT GRANTEE.

Q. EASEMENT GRANTOR IS ENSURED OF ACCESS WITHIN THIS EASEMENT FOR MAINTENANCE AND REPAIR OF THE PRINCIPAL STRUCTURE LOCATED ON THE EASEMENT GRANTOR'S LOT AND FOR NO OTHER PURPOSE. THE PTMD DRC APPROVES ALL PLOT PLANS BEFORE AUTHORIZING APPLICATION TO ADAMS COUNTY FOR ISSUANCE OF BUILDING PERMIT. FOR ISSUE RESOLUTION THE PTMD IS GRANTED ACCESS INTO THIS EASEMENT.

E. ALL PRINCIPAL STRUCTURES, INCLUDING GARAGES, OWNED BY EASEMENT GRANTOR SHALL BE MAINTAINED BY EASEMENT GRANTEE.

F. GRANTEE SHALL NOT ALTER FINISHED GRADE AND/OR DRAINAGE PATTERNS ON THE GRANTOR'S PROPERTY WITHOUT THE WRITTEN APPROVAL OF THE PTMD DRC.

DEFINITIONS

EASEMENT GRANTOR: THE LOT OWNER GRANTING SIDE YARD AREA TO ADJACENT LOT OWNER FOR USE.

EASEMENT GRANTEE: THE LOT OWNER GAINING SIDE YARD AREA FROM ADJACENT LOT OWNER FOR USE.

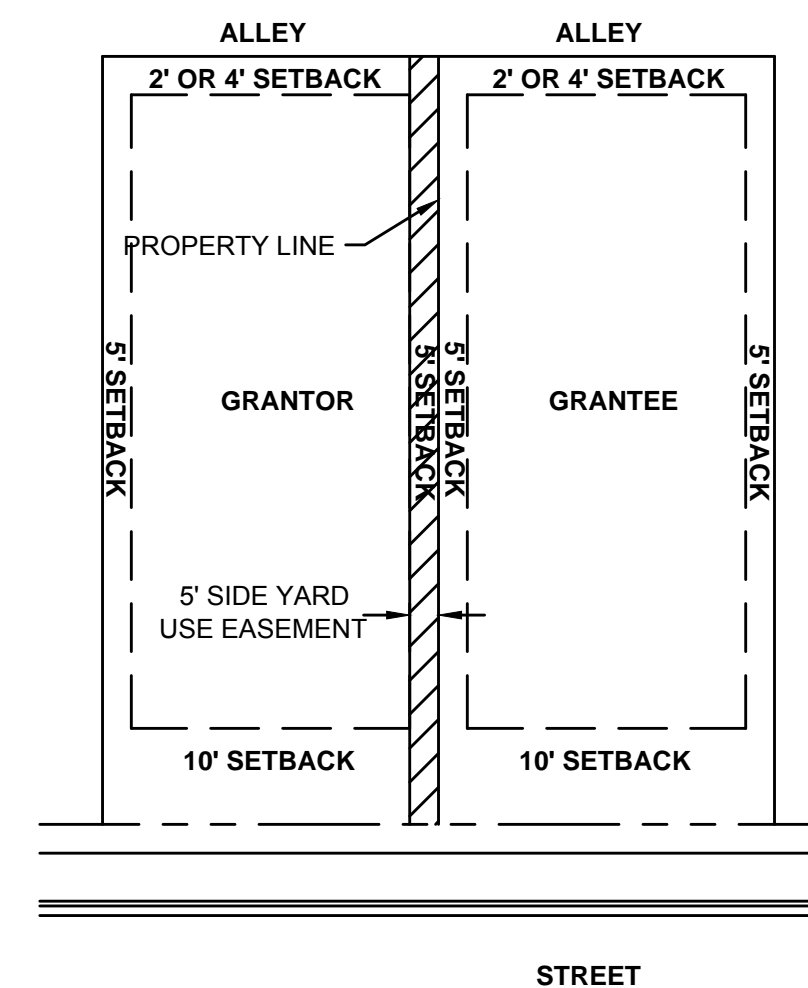
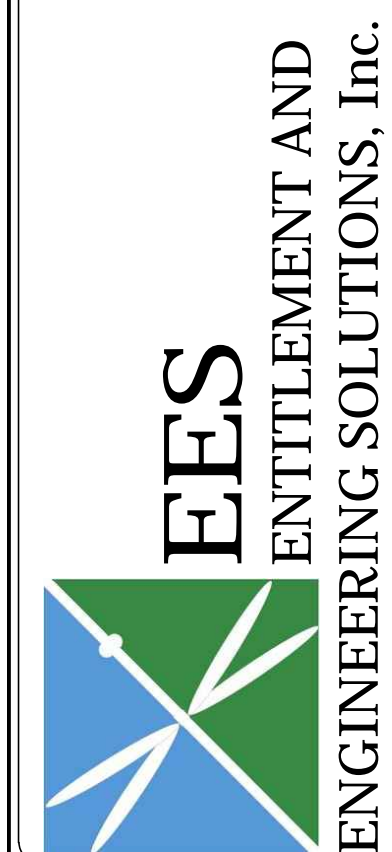


FIGURE 1
SIDE YARD USE EASEMENT
NOT TO SCALE

RECEPTION NO. _____

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Suite 1575
Denver, CO 80202
www.ees.us.com
303-572-7997

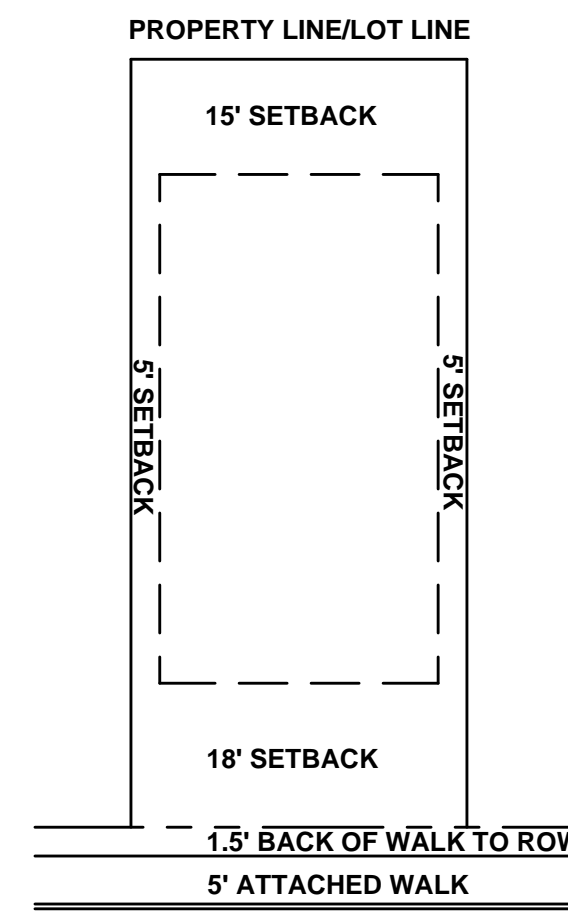


FINAL DEVELOPMENT PLAN
POMPONIO TERRACE FILINGS 1 & 2
ADAMS COUNTY, CO 80030
WRITTEN NARRATIVE

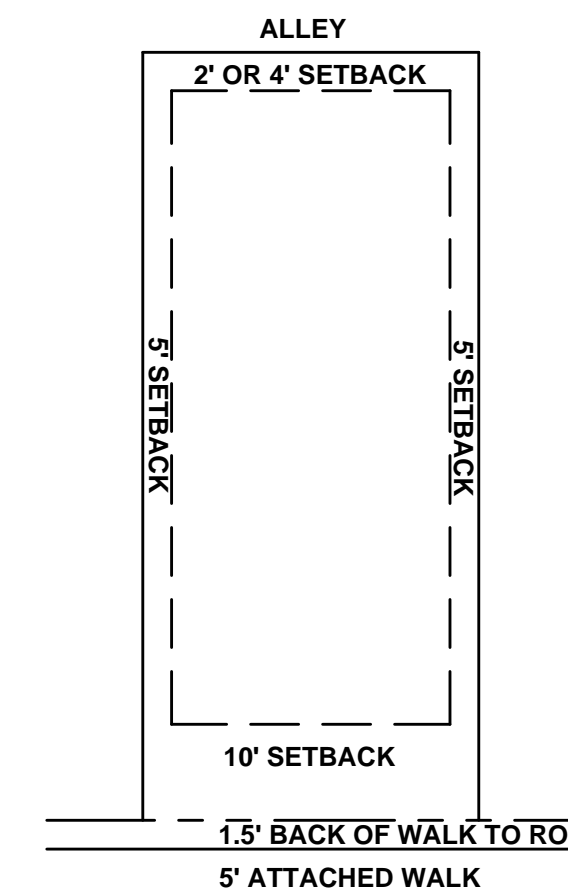
PROJECT NO: PHT004.01
DESIGNED BY: JRR
DRAWN BY: RCY
DATE: 08/08/2016

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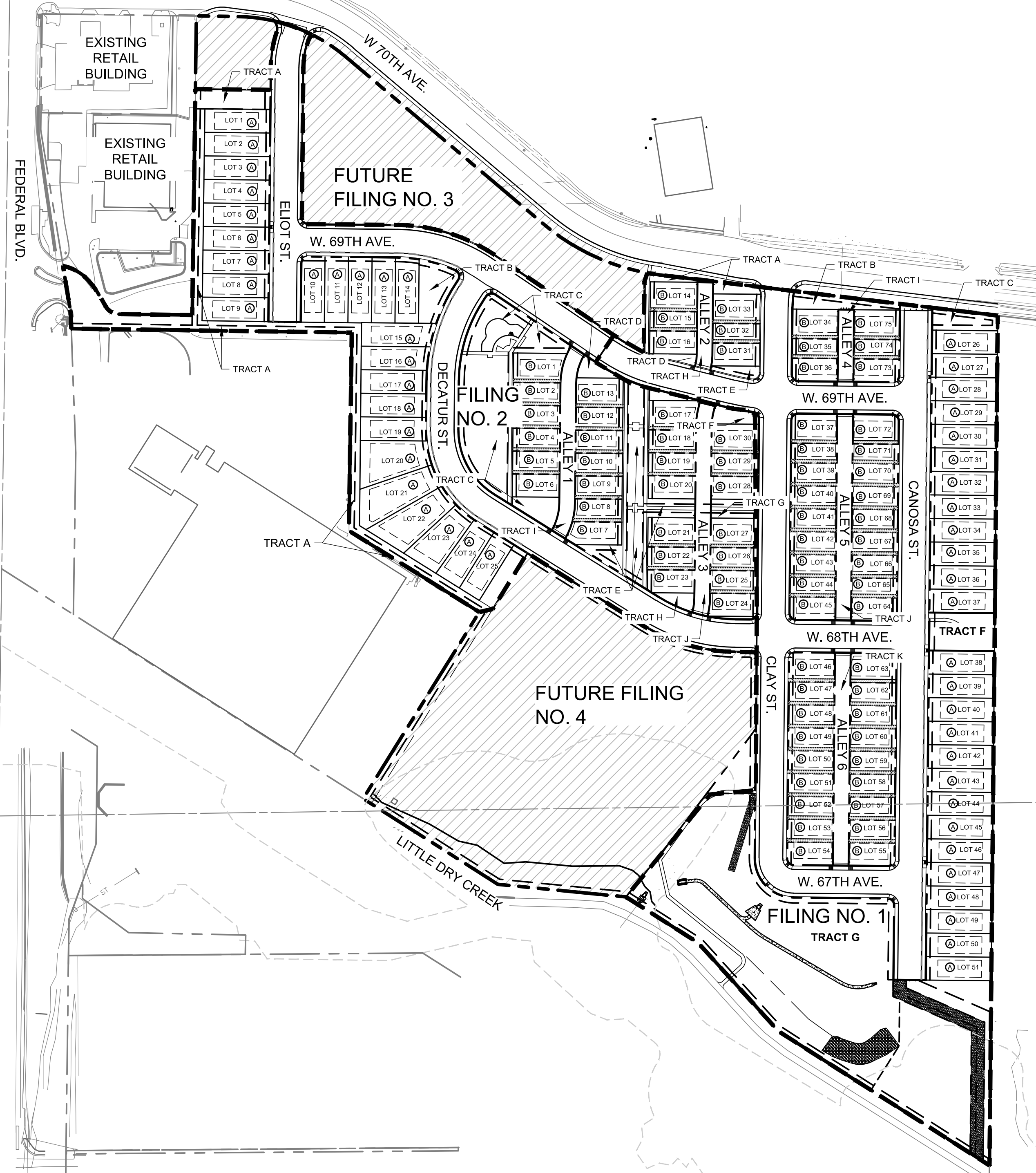
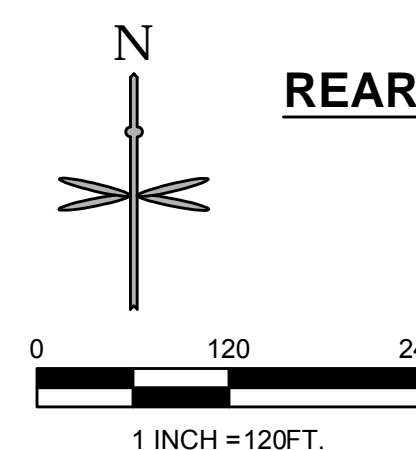
LOT TYPE	QUANTITY
(A) SINGLE FAMILY DETACHED FRONT-LOADED LOT	51
(B) SINGLE FAMILY DETACHED REAR-LOADED LOT	75
TOTAL	126



**TYPE A
FRONT-LOADED LOT SETBACKS**
NOT TO SCALE



**TYPE B
REAR-LOADED LOT SETBACKS**
NOT TO SCALE



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ENTITLEMENT AND
ENGINEERING SOLUTIONS, Inc.

Pomponio
TERRACE

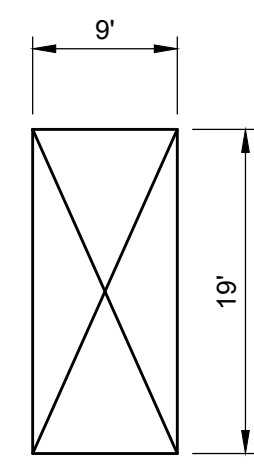
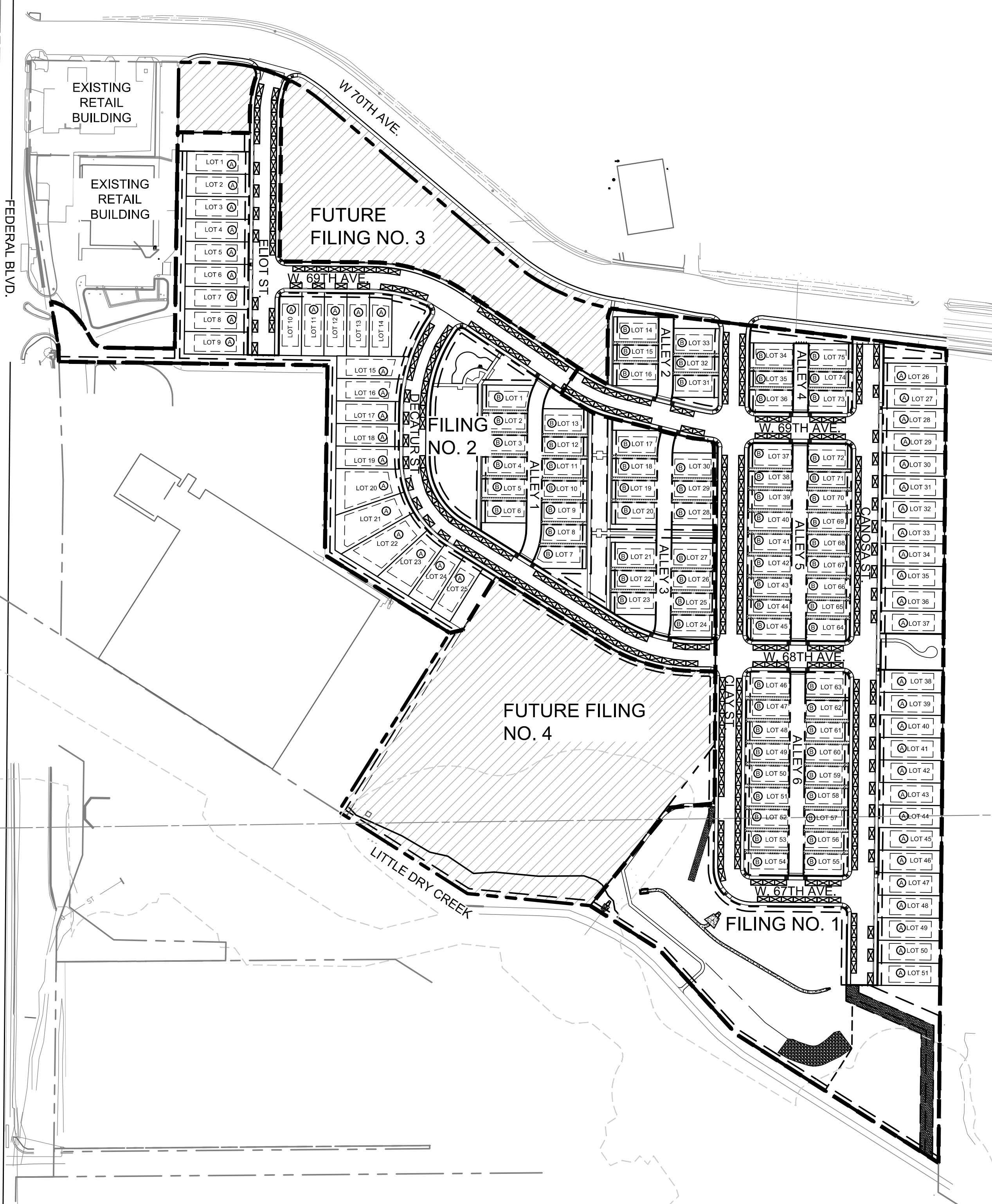
FINAL DEVELOPMENT PLAN
POMPONIO TERRACE FILINGS 1 & 2
ADAMS COUNTY, CO 80030
SITE PLAN AND LOT DETAILS

PROJECT NO: PHT004.01
DESIGNED BY: JRR
DRAWN BY: RCY
DATE: 08/08/2016

FILE NO. _____
MAP NO. _____
RECEPTION NO. _____

F2.0

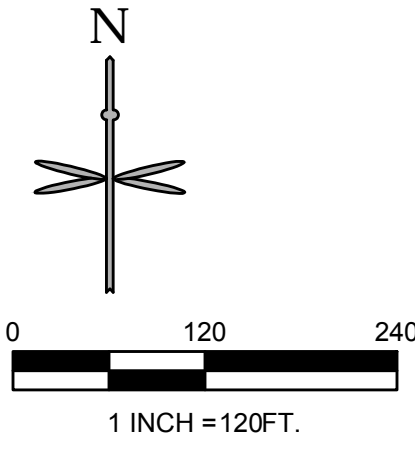
© 2016, ALL RIGHTS RESERVED. 8/5/2016 2:09 PM P:\INTL HOLDINGS\POMPONIO TERRACE\ON SITE\08 CAD\FDP\00.0 COVER SHEET.DWG



STREET PARKING SPACE SIZE

- TOTAL ON-STREET PARKING SPACES = 324
- LOT A PARKING (4 OFF-STREET SPACES):
 - 2 GARAGE SPACES
 - 2 DRIVEWAY SPACES (SEE NOTE 1)
- LOT B PARKING (3 OFF-STREET SPACES):
 - 2 GARAGE SPACES (SEE NOTE 2)
- TOTAL PARKING SPACES: 688
- AVERAGE PARKING SPACES PER LOT (126 LOTS): 5.5

- NOTES:**
1. 18-FT SETBACK FOR FRONT LOADED "A" LOTS WILL ACCOMMODATE FOR A 19.5-FT DRIVEWAY (ROW IS 1.5-FT BEHIND THE BACK OF WALK), WHICH IS GREATER THAN THE COUNTY'S TYPICAL PARKING SPACE DEPTH OF 19'.
 2. NO PARKING WILL BE ALLOWED IN THE ALLEYS OR IN THE REAR SETBACKS FOR THE REAR LOADED "B" LOTS.



FILE NO. _____
 MAP NO. _____
 RECEPTION NO. _____

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 303-572-7997



FINAL DEVELOPMENT PLAN
POMPONIO TERRACE FILINGS 1 & 2
 ADAMS COUNTY, CO 80030
PARKING PLAN

PROJECT NO: PHT004.01
 DESIGNED BY: JRR
 DRAWN BY: RCY
 DATE: 08/08/2016

F2.1

GENERAL NOTES

- DRAWINGS ARE INTENDED TO BE PRINTED ON 18 X 24 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, PCS GROUP, INC. RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT

SYMBOLS & ABBREVIATIONS

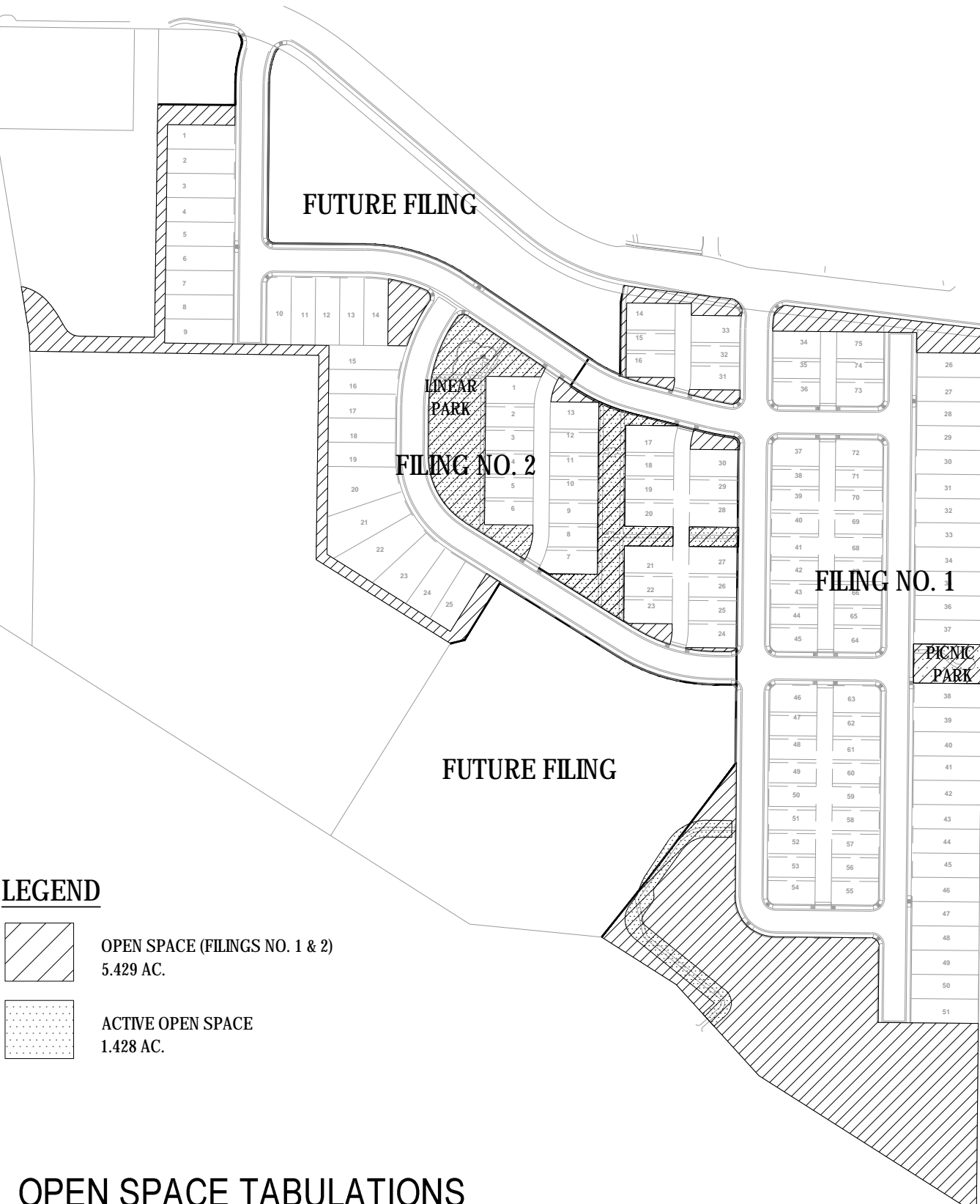
AC. = ACRE	H.P. = HIGH POINT
APPROXIMATE = APPROX.	HT. = HEIGHT
B&B = BALL AND BURLAP	HORIZ. = HORIZON
BOC = BACK OF CURB	I.D. = INNER DIAMETER
B.M. = BENCH MARK	IN. = INCH
BLDG. = BUILDING	INV. = INVERT
B.S. = BOTTOM OF STAIR	L.P. = LOW POINT
B.W. = BOTTOM OF WALL	L.F. = LINEAR FEET
CAL. = CALIPER	MAX. = MAXIMUM
C.B. = CATCH BASIN	M.H. = MAN HOLE
CL CATCH BASIN CENTER LINE	MIN. = MINIMUM
C.O. = CLEANOUT	MISC. = MISCELLANEOUS
COL. = COLUMN	N.I.C. = NOT IN CONTRACT
CONC. = CONCRETE	N.T.S. = NOT TO SCALE
CONT. = CONTINUOUS	O.C. = ON CENTER
CONTR = CONTRACTOR	O.D. = OUTSIDE DIAMETER
C.F. = CUBIC FEET	P.O.B. = POINT OF BEGINNING
C.Y. = CUBIC YARD	P.O.C. = POINT OF CONNECTION
DET. = DETAIL	P.V.C. = POLYVINYL CHLORIDE PIPE
DIM. = DIMENSION	PL. = PROPERTY LINE
DIA. = DIAMETER	R = RADIUS
DWG. = DRAWING	R.C.P. = REINFORCED CONCRETE PIPE
EA. = EACH	R.O.W. = RIGHT OF WAY
ELEV. = ELEVATION	REQ'D. = REQUIRED
EXIST. = EXISTING	REINF. = REINFORCED
E.P. = EDGE OF PAVING	SHT. = SHEET
EXP. = EXPANSION	SPEC. = SPECIFICATIONS
E.W. = EACH WAY	SQ. = SQUARE
F.F. = FINISH FLOOR	S.F. = SQUARE FEET
F.G. = FINISH GRADE	S.Y. = SQUARE YARD
FIN. = FINISH	S.S. = STAINLESS STEEL
F.H. = FIRE HYDRANT	T.C. = TOP OF CURB
FL = FLOW LINE	T.S. = TOP OF STAIR
FTG. = FOOTING	T.W. = TOP OF WALL
FT. = FEET	TYP. = TYPICAL
GA. = GAUGE	VERT. = VERTICAL
GALV. = GALVANIZED	W/O = WITH OUT
H.W. = HEAD WALL	W.W.M. = WOVEN WIRE MESH

NOTE IDENTIFICATION	
	DEMOLITION NOTE
	CONSTRUCTION NOTE
ELEVATION IDENTIFICATION	
	SPOT ELEVATION
	ELEVATION
DETAIL IDENTIFICATION	
	DETAIL NUMBER
	DETAIL NAME
	SHEET NUMBER
DETAIL SECTION IDENTIFICATION	
	DETAIL NUMBER
	SHEET NUMBER

- MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEAN OUT AREAS WITH OWNER'S REPRESENTATIVE.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCKPILES CONCRETE IN THE STORM SEWER IS PROHIBITED.
 - THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
 - MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
 - THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
 - THE CONTRACTOR AND OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
 - THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
 - OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
 - DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
 - MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
 - LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
 - SPECIFICATIONS ARE SHOWN TO INDICATE THE DESIGN INTENT. SUBSTITUTES FOR ALL MATERIALS AND FINISHES MAY BE CONSIDERED IF THEY MATCH THE APPEARANCE, QUALITY, AND GENERAL SPECIFICATIONS AS PRODUCTS SHOWN ON THIS SHEET AND SUBSEQUENT DETAILS. ALL MATERIALS AND FINISHES WILL REQUIRE A SAMPLE (OR DATA SHEET) TO BE SUBMITTED FOR FINAL REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.

SHEET INDEX	
Sheet Number	Sheet Title
L0.0	LANDSCAPE COVER SHEET
L0.1	NOTES & PLANT SCHEDULE
L0.2	RESIDENTIAL LANDSCAPE STANDARDS
L1.0	OVERALL FENCING & LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L1.6	LANDSCAPE PLAN
L1.7	LANDSCAPE PLAN
L1.8	LANDSCAPE PLAN
L1.9	LANDSCAPE PLAN
L2.0	SITE & LANDSCAPE DETAILS
L2.1	SITE & LANDSCAPE DETAILS
L2.2	SITE & LANDSCAPE DETAILS
L2.3	SITE & LANDSCAPE DETAILS

OPEN SPACE DIAGRAM



OPEN SPACE TABULATIONS

DESCRIPTION	AREA (AC.)
TOTAL PROJECT AREA (FILINGS 1, 2 AND FUTURE FILINGS)	26.668
TOTAL PROJECT OPEN SPACE REQUIRED (30%)	8.000
TOTAL PROJECT ACTIVE OPEN SPACE REQUIRED (25% OF TOTAL PROJECT OPEN SPACE)	2.000

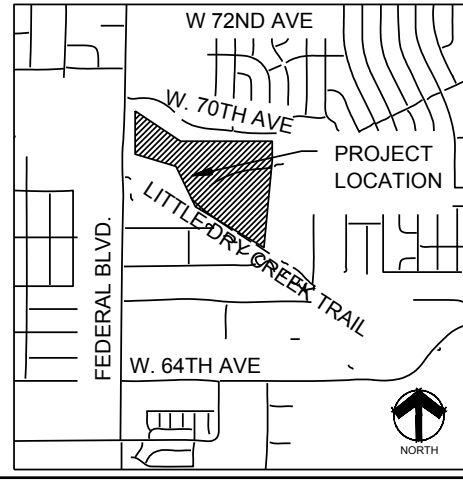
DESCRIPTION	FILINGS 1 & 2 AREA (AC.)	FILINGS 1 & 2 OPEN SPACE (AC.)	*% OF TOTAL PROJECT AREA
FILING NO. 1	11.79	3.472	20%
FILING NO. 2	8.32	1.957	
TOTALS	20.11	5.429	

*NOTE: A MINIMUM OF 2.571 ACRES (10%) OPEN SPACE SHALL BE PROVIDED IN FUTURE FILINGS TO ACHIEVE THE 30% (8.0 AC.) REQUIRED OPEN SPACE WITHIN THE TOTAL PROJECT AREA.

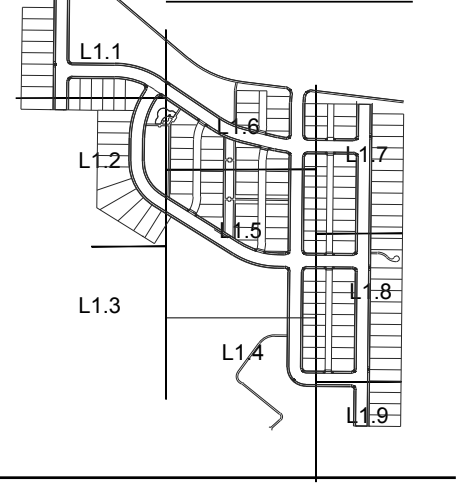
FILINGS 1 & 2 ACTIVE OPEN SPACE PROVIDED (AC.)	% OF TOTAL PROJECT OPEN SPACE
1.428	17.85% (25% REQ'D.)

*NOTE: A MINIMUM OF 0.572 ACRES (7.15%) ACTIVE OPEN SPACE SHALL BE PROVIDED IN FUTURE FILINGS TO ACHIEVE THE 25% (2.0 AC.) ACTIVE OPEN SPACE REQUIRED AS PART OF THE TOTAL PROJECT OPEN SPACE AREA.

VICINITY MAP



SHEET KEY



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9/22/2016 9:22 AM Y:\POMPONIO\PLANNING\CURRENT DWGS\FDP_LDSCP PLANS.DWG

CONTACTS:

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ATTN: JAMES MERLINO

PLANNER / LANDSCAPE ARCHITECT:

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1007 18th street, denver co 80265
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CIVIL ENGINEER:

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EES ENTITLEMENT AND ENGINEERING SOLUTIONS, Inc.

Pomponio TERRACE

FINAL DEVELOPMENT PLAN
POMPONIO TERRACE FILINGS 1 & 2
ADAMS COUNTY, CO 80030
LANDSCAPE COVER SHEET

PROJECT NO: PHT004.01
DESIGNED BY: PCS GROUP
DRAWN BY: JI
DATE: 08/11/16

L0.0

LANDSCAPE NOTES

- SITE PREP
1. LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
2. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
8. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. A PRE-CONSTRUCTION MEETING MAY BE REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND LANDSCAPE ARCHITECT BEFORE START OF CONSTRUCTION.
11. CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
12. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
13. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION WORK WITHIN THE LOCAL JURISDICTION. A SEPARATE LANDSCAPE CONSTRUCTION PERMIT IS REQUIRED AND USE AND SALES TAX WILL BE COLLECTED. WATER CONNECTION FEES ARE TO BE PAID PRIOR TO THE METER SETTING. A BACK FLOW PERMIT AND INSPECTION IS REQUIRED PRIOR TO THE METER BEING INSTALLED IN THE VAULT.
15. TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
16. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING OR NEW SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS. DAMAGED MATERIALS SHALL BE REPLACED/REPAIRED TO ITS PRIOR CONDITION.
17. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
18. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED & AMENDED.
19. ALL LANDSCAPE AREAS SHALL RECEIVE SOIL AMENDMENT ROTOTILLED AT A MIN. 8" DEPTH AT A RATE OF 4 CUBIC YARDS PER 1,000 SF.
20. CONTRACTOR SHALL SUBMIT SOIL AMENDMENT SPECIFICATIONS FOR APPROVAL PRIOR TO INSTALLATION..

- TURF, PLANT & GROUND COVER MATERIAL
21. ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
22. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
23. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN GAS LINES.
24. ALL PROPOSED IRRIGATED TURF AREAS SHALL BE SODDED WITH THE BLEND SPECIFIED IN THESE PLANS. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND WITHOUT VOIDS.
25. TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.
26. CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/OR THE CITY/COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE AND REPAIR.
27. MAINTAIN A MINIMUM THREE FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.
28. NO PLANT MATERIAL SHALL BE PLANTED WITHIN 10' OF ANY EXISTING OR PROPOSED ELECTRICAL SWITCHGEARS, TRANSFORMERS OR OTHER ELECTRICAL UTILITY EQUIPMENT. PLANT MATERIAL MAY BE FIELD ADJUSTED TO PROVIDE THE 10' CLEAR SPACE AND ACCESSIBILITY REQUIRED BY THE UTILITY'S OWNER/OPERATOR.
29. PROPOSED PLANT SPECIES MAY BE SUBJECT TO CHANGE PENDING COMMERCIAL AVAILABILITY AT TIME OF CONSTRUCTION. ALL SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. OVERALL PLANT QUANTITIES & SIZES SHALL REMAIN AS INDICATED ON THE PLANT SCHEDULE. CONTRACTOR SHALL VERIFY THAT ANY SUBSTITUTED PLANT SPECIES ARE ACCEPTABLE TO THE LOCAL MUNICIPALITY OR GOVERNING JURISDICTIONS.
30. IF SPECIFIED PLANTS ARE NOT COMMERCIALY AVAILABLE AT TIME OF CONSTRUCTION/INSTALLATION, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR A SUBSTITUTION.

- PLANTING BEDS
31. ALL PROPOSED PLANTING BEDS SHALL CONTAIN THE SPECIFIED MULCH AND INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES.
32. ROCK MULCH AROUND VEGETATION SHALL CONTAIN 1 1/2"-2" DIA. ROUND RIVER COBBLE, TAN COLOR, 4" DEPTH.
33. ROCK MULCH BEDS WITHOUT VEGETATION SHALL BE CONTAIN 3"-4" DIA. ROUND RIVER COBBLE, TAN COLOR, 4" DEPTH, SEATED.
34. WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
35. EDGING BETWEEN TURF AND PLANTING BEDS SHALL BE 12-GAUGE, GREEN COLOR, ROLLED-TOP, STEEL EDGING OR EQUIVALENT. ANY NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
36. FOR TREES NOT IN PLANTING BEDS, ALLOW A 6'-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH & DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR STEEL EDGER IS NECESSARY WITHIN TREE RINGS IN NATIVE AREAS. TREES IN PLANTING BEDS SHALL NOT HAVE WEED BARRIER INSTALLED WITHIN 6' OF THEIR TRUNKS.

- HARDSCAPE
33. REFER TO SITE PLANS & DETAILS FOR SPECIALTY CONCRETE LOCATIONS WHERE APPLICABLE.
IRRIGATION
34. 1)PERMANENT UNDERGROUND IRRIGATION IS REQUIRED IN ALL LANDSCAPE AREAS, 2) TURF AREAS ARE ZONED SEPARATELY FROM BED AREAS, 3) CONTROLLER TO INCLUDE RAIN SHUT-OFF, 4) HYDROZONES WILL BE ON SEPARATE IRRIGATION ZONES ACCORDING TO WATER-DEMAND.
35. TURF & IRRIGATED NATIVE AREAS (WHERE APPLICABLE) SHALL BE IRRIGATED BY AUTOMATIC POP-UP SPRAY SYSTEM. SHRUBS & PLANTING BEDS SHALL BE IRRIGATED WITH DRIP/BUBBLER SYSTEM.
36. ALL TREES & SHRUBS OUTSIDE OF BEDS WITHIN NATIVE AREAS SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM
37. REFER TO IRRIGATION PLANS FOR DETAILED INFORMATION.

- MAINTENANCE
38. CONTRACTOR IS TO MAINTAIN ALL PLANTINGS AND ASSOCIATED IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE BY THE CITY AND TURNOVER TO OWNER. THIS MAINTENANCE SHALL INCLUDE PROPER WATERING OF ALL PLANTS, AND MOWING OF TURF/SEED AREAS IF NECESSARY.
39. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
40. ALL PLANT MATERIAL WILL BE COVERED BY A WARRANTY PERIOD. THE CONTRACTOR SHALL REPLACE DEAD, UNHEALTHY, OR OTHERWISE UNSATISFACTORY MATERIAL THROUGHOUT THIS PERIOD. THE WARRANTY SHALL BEGIN UPON FINAL ACCEPTANCE OF THE JOB.
41. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER OR ASSIGNS OR OWNERS ASSOCIATION. TREES AND SHRUBS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL (AS DETERMINED BY THE CITY) SHALL BE REPLACED PER CODE OF NOTIFICATION BY THE CITY. NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH, MUST BE 100% INTACT AFTER ONE YEAR AND 100% INTACT THEREAFTER.
42. LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE ADJACENT RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

RIGHT OF WAY LANDSCAPE TABULATIONS (FILINGS 1 & 2 ONLY)

Table with 7 columns: STREET RIGHT OF WAY, RIGHT OF WAY LENGTH (LF.), *RIGHT OF WAY LANDSCAPE AREA (SF.), TREES (REQUIRED, PROVIDED), SHRUBS (REQUIRED, PROVIDED). Rows include W 70TH AVE, W 69TH AVE, CANISOAST, CLAY ST, W 68TH AVE, DECATUR ST, W 67TH AVE, *ELIOT ST. (ALL RESIDENTIAL FRONTAGE), and a TOTALS row.

*NOTE: ATTACHED WALKS ARE ADJACENT TO ALL SUBDIVISION INTERIOR STREETS LEAVING ONLY 1.5' OF DISTANCE BETWEEN BACK OF WALK AND RIGHT OF WAY. THIS PREVENTS INSTALLATION OF PLANT MATERIALS. THEREFORE, TO MEET THE INTENT OF COUNTY CODE REQUIREMENTS, AN AVERAGE LANDSCAPE AREA EXTENDING 5' BEHIND THE BACK OF RIGHT OF WAY OF INTERIOR STREETS HAS BEEN USED TO CALCULATE RIGHT OF WAY LANDSCAPE PLANT MATERIAL REQUIRED ALONG NON-RESIDENTIAL FRONTAGES. RIGHT OF WAY PLANTINGS HAVE BEEN CLUSTERED WHERE APPROPRIATE.

PLANT & GROUND COVER SCHEDULE

Table with 6 columns: DECIDUOUS TREES, QTY, BOTANICAL NAME / COMMON NAME, CONT, CAL / SIZE, HT X SPD, IRR. ZONE. Includes entries for HAC, DNM, ARM, GL, GI, QR, RSM, GS, QB.

Table with 6 columns: EVERGREEN TREES, QTY, BOTANICAL NAME / COMMON NAME, CONT, CAL / SIZE, HT X SPD, IRR. ZONE. Includes entries for PN-6HT, PN-8HT, BP-8HT, PCG-6HT, VP-6HT, WBJ-6HT.

Table with 6 columns: ORNAMENTAL TREES, QTY, BOTANICAL NAME / COMMON NAME, CONT, CAL / SIZE, HT X SPD, IRR. ZONE. Includes entries for CCP, ACM, CSM.

Table with 8 columns: DECIDUOUS SHRUBS, QTY, BOTANICAL NAME / COMMON NAME, CONT, HT X SPD, IRR. ZONE, LIGHT REQ., SPACING. Includes entries for BSP, CBB, CC, DNB, PL, FMR, GC, GFP, RRU, KV, MKL, VL, NMP, DGN, PLS, RB, DKR, RGB, RSA, SW, RW, AG.

Table with 8 columns: EVERGREEN SHRUBS, QTY, BOTANICAL NAME / COMMON NAME, CONT, HT X SPD, IRR. ZONE, LIGHT REQ., SPACING. Includes entries for JUA, SCJ.

Table with 8 columns: GRASSES, QTY, BOTANICAL NAME / COMMON NAME, CONT, HT X SPD, IRR. ZONE, LIGHT REQ., SPACING. Includes entries for MSA, PMG, BOG, DMG, FRG, PG, PH, MG, PQQ, RVG.

Table with 8 columns: PERENNIALS, QTY, BOTANICAL NAME / COMMON NAME, CONT, HT X SPD, IRR. ZONE, LIGHT REQ., SPACING. Includes entries for CJ, DAY.

Table with 4 columns: MULCH, QTY, BOTANICAL NAME / COMMON NAME. Includes entries for FIBAR MULCH and ROCK MULCH.

Table with 4 columns: MULCH, QTY, BOTANICAL NAME / COMMON NAME. Includes entry for WOOD MULCH.

Table with 4 columns: MULCH, QTY, BOTANICAL NAME / COMMON NAME. Includes entry for WOOD MULCH.

Table with 5 columns: SEED, QTY, BOTANICAL NAME / COMMON NAME. Includes entry for DRYLAND SEED MIX.

Table with 5 columns: SEED, QTY, BOTANICAL NAME / COMMON NAME. Includes entry for WETLAND SEED MIX.

Table with 5 columns: SOD, QTY, BOTANICAL NAME / COMMON NAME. Includes entry for IRRIG. TURF.

PARK AMENITY SCHEDULE

Table with 4 columns: ITEM, LINEAR PARK QTY., PICNIC PARK QTY., MEWS QTY. Includes entries for PICNIC TABLE, BENCH, TRASH RECEPTACLE, PET STATION, BIKE RACK, SHELTER.

ITEMS AND QUANTITIES REPRESENT MINIMUM PROPOSED AMENITIES. TYPES AND NUMBER OF AMENITIES MAY BE SUBJECT TO CHANGE.

SEED & SOD MIXES

Table with 2 columns: COMMON NAME, %MIX. Divided into DRYLAND MIX and WETLAND MIX sections.

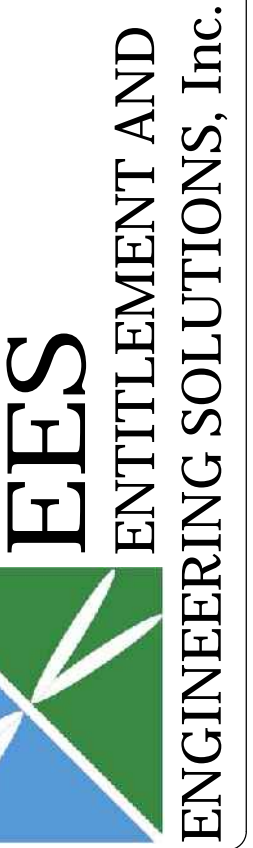
IRRIGATED SOD

PRODUCT: ENVIROTURF
SUPPLIER: TURF MASTER



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FINAL DEVELOPMENT PLAN
POMPONIO TERRACE FILINGS 1 & 2
ADAMS COUNTY, CO 80030
NOTES & PLANT SCHEDULE

PROJECT NO: PHT004.01
DESIGNED BY: PCS GROUP

DRAWN BY: JL
DATE: 08/11/16

L0.1

RESIDENTIAL LANDSCAPE NOTES

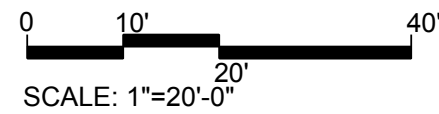
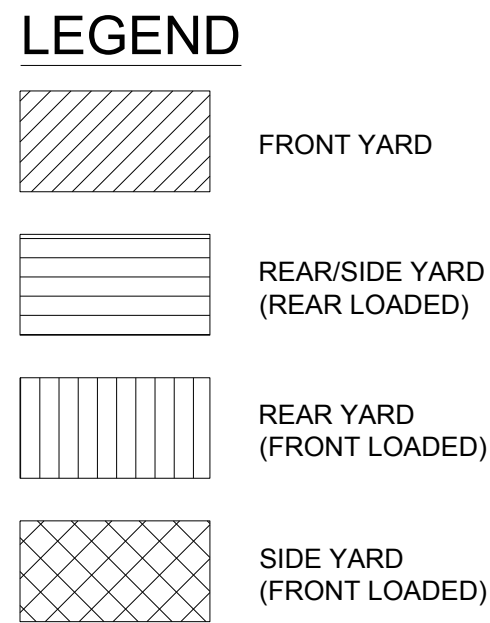
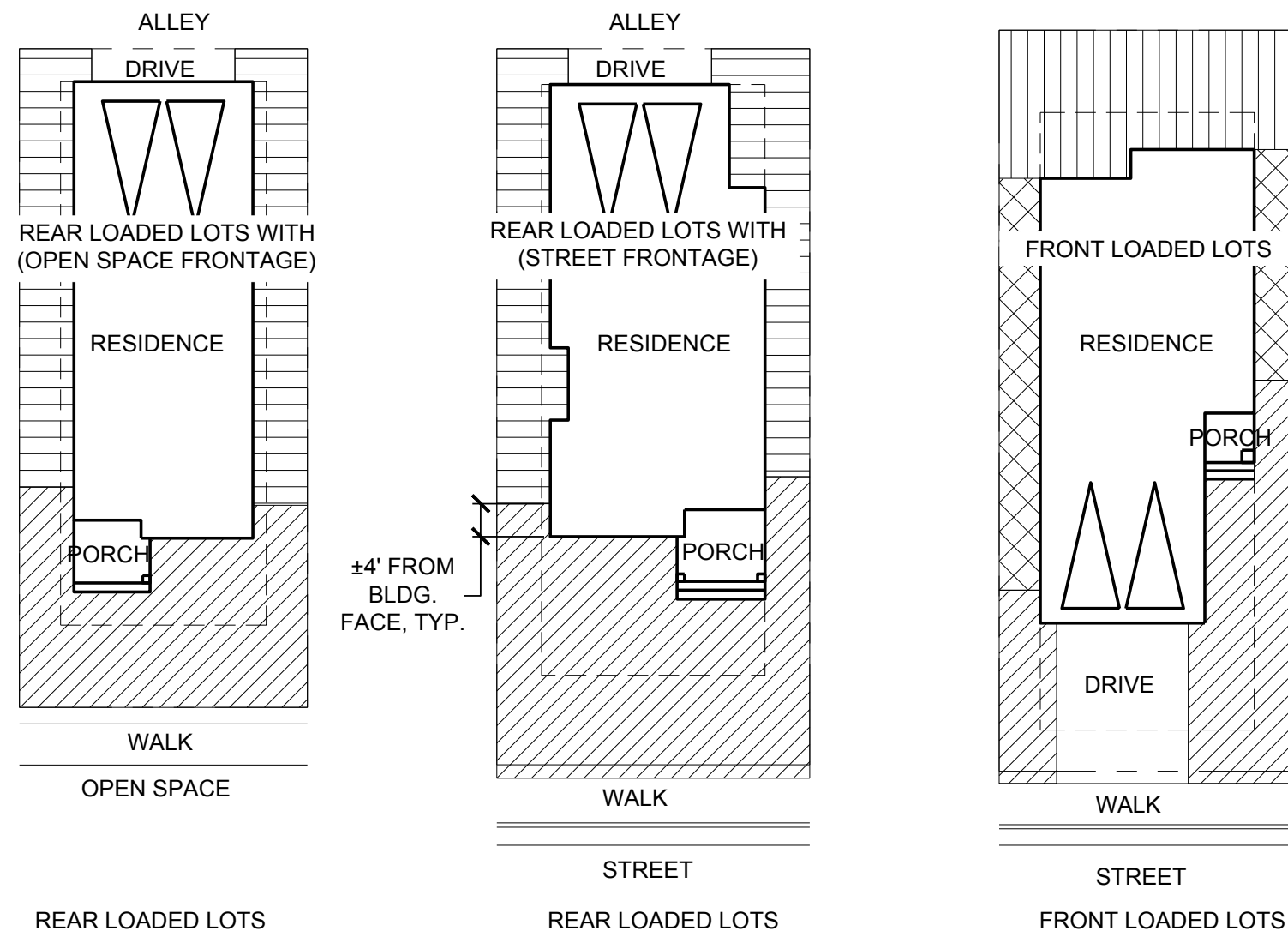
1. ALL LANDSCAPE AREAS SHALL RECEIVE SOIL AMENDMENT AT THE RATE OF 4 CUBIC YARDS PER THOUSAND SQUARE FEET.
2. TREES SHALL BE INSTALLED TO MAINTAIN A MINIMUM SEPARATION DISTANCE OF 6' FROM WATER & SEWER SERVICE LINES AND 4' FROM DRY UTILITY LINES.
3. WITHIN SIGHT TRIANGLES, PLANTINGS TALLER THAN 36" FROM GUTTER FLOWLINE SHALL NOT BE INSTALLED. SHADE/ORNAMENTAL TREES MAY BE ALLOWED WITHIN SIGHT TRIANGLES BUT SHALL BE LIMBED UP TO A HEIGHT OF 8' ABOVE ADJACENT GUTTER FLOWLINE.
4. NO TREES SHALL BE PLANTED THAT MAY OBSTRUCT TRAFFIC SIGNAGE.
5. TREES SHALL NOT BE PLANTED WITHIN 15' OF POLE-MOUNTED STREET LIGHTS.
6. RIGHT OF WAY LANDSCAPE MUST INCORPORATE A MINIMUM 50% LIVING GROUND COVER IN ADDITION TO TREES/SHRUBS.

COUNTY PERFORMANCE STANDARDS, RESIDENTIAL USES

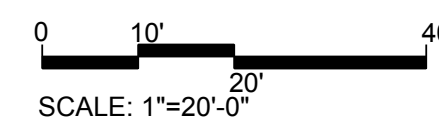
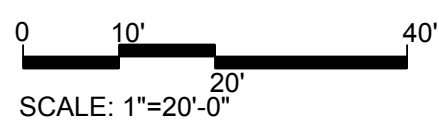
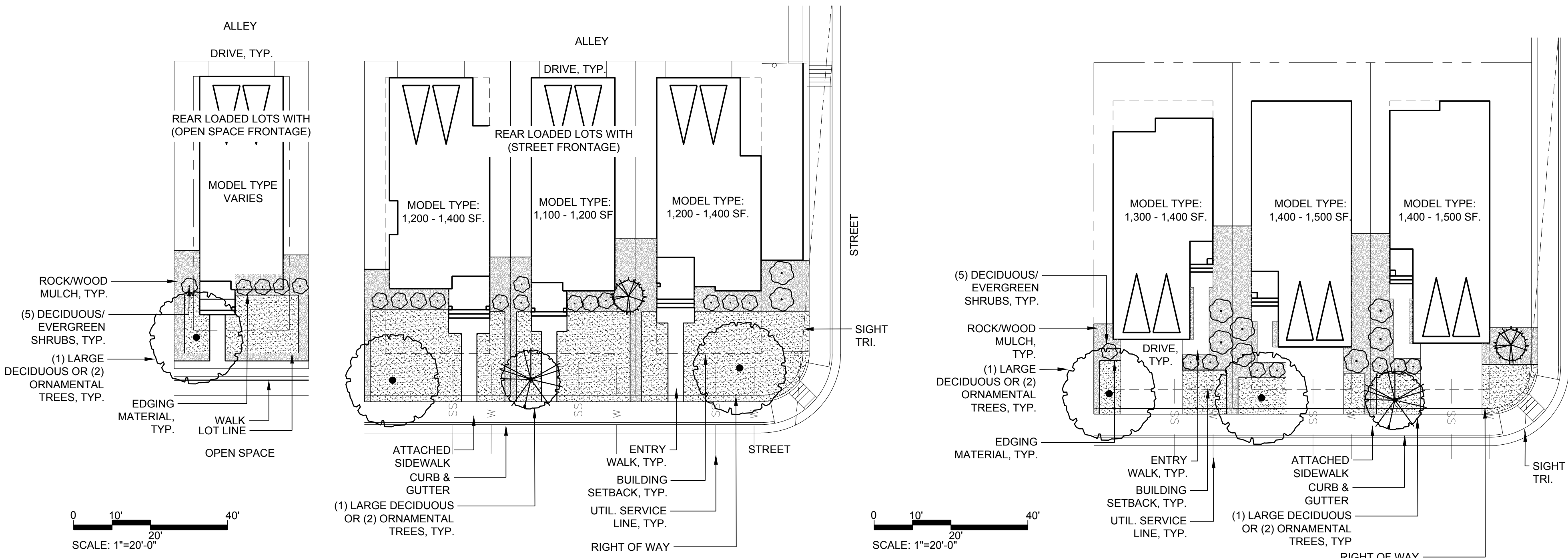
1. FRONT AND SIDE SETBACKS: THE ENTIRE FRONT AND SIDE SETBACKS SHALL BE LANDSCAPED, EXCEPT FOR DRIVEWAYS.
2. BACK YARD SETBACK: A MINIMUM OF THIRTY PERCENT (30%) OF THE BACK YARD SHALL BE LANDSCAPED.
3. REQUIRED GROUND COVER: A MINIMUM OF THIRTY PERCENT (30%) OF THE REQUIRED FRONT AND SIDE LANDSCAPE AREA MUST BE COVERED BY LIVING GROUND MATERIAL, SUCH AS LOW GROWING GROUND COVER, SHRUBS, OR GRASS, WITHIN ONE (1) YEAR FOLLOWING OCCUPANCY AND THEREAFTER.
4. REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO (2) ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH LOT. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.
5. ALL LANDSCAPE SHALL BE REVIEWED/APPROVED/ENFORCED BY THE PTMD.
6. MINIMUM SIZE REQUIREMENTS: MINIMUM SIZE REQUIREMENTS FOR TREES AND SHRUBS SHALL BE:

MINIMUM RESIDENTIAL PLANT SIZES

PLANT TYPE	MATURITY HEIGHT	MINIMUM PLANT SIZE AT PLANTING
ORNAMENTALS	LESS THAN 20'	1" TO 1.5"
LARGE DECIDUOUS	OVER 20'	2' TO 2.5'
EVERGREENS (SM.)	LESS THAN 20'	5' HT.
EVERGREENS (LG.)	OVER 20'	6' HT.
LOW SHRUBS	1' TO 3'	5 GALLON
UPRIGHT SHRUBS	3' TO 10'	5 GALLON



REAR LOADED LOTS FRONTING OPEN SPACE
1 LANDSCAPE AREA DEFINITIONS - TYPICAL RESIDENTIAL LOT



2 TYPICAL FRONT YARD LANDSCAPE - REAR LOADED LOT

3 TYPICAL FRONT YARD LANDSCAPE - FRONT LOADED LOT

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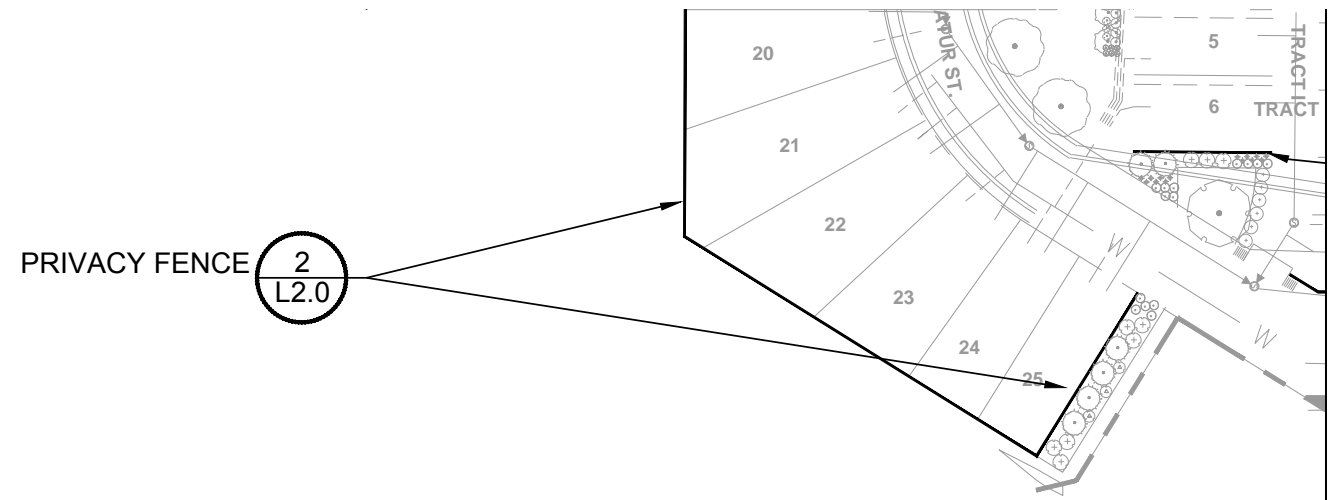


FINAL DEVELOPMENT PLAN
POMPONIO TERRACE FILINGS 1 & 2
 ADAMS COUNTY, CO 80030
RESIDENTIAL LANDSCAPE STANDARDS

PROJECT NO: PHT004.01
 DESIGNED BY: PCS GROUP
 DRAWN BY: JI
 DATE: 08/11/16

L0.2

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PLANT / GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
HAC	COMMON HACKBERRY
DNM	DEBORAH MAPLE
ARM	FREEMAN MAPLE
GL	GREENSPIRE LITTLELEAF LINDEN
GI	IMPERIAL HONEYLOCUST
QR	RED OAK
RSM	RED SUNSET MAPLE
GS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
PN-6HT	AUSTRIAN BLACK PINE
PN-8HT	AUSTRIAN BLACK PINE
BP-8HT	BOSNIAN PINE
PCG-6HT	COMPACT UPRIGHT BOSNIAN PINE
VP-6HT	VANDERWOLF'S PYRAMID PINE
WBJ-6HT	WICHITA BLUE JUNIPER

ORNAMENTAL TREES	COMMON NAME
CCP	CAPITAL CALLERY PEAR
ACM	COMPACT AMUR MAPLE
CSM	CRIMSON SENTRY MAPLE

DECIDUOUS SHRUBS	COMMON NAME
BSP	COMMON BLUEBEARD SPIREA
CBB	COMPACT BURNING BUSH
CC	CORAL BEAUTY COTONEASTER
DNB	DIABLO NINEBARK
PL	DWARF NINEBARK
FMR	FIRE MIDLAND ROSE
GC	GOLDEN CURRANT
GFP	GOLDFINGER POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
KV	KOREAN SPICE VIBURNUM
MKL	MISS KIM LILAC
VL	MOHICAN WAYFARING TREE
NMP	NEW MEXICO PRIVET
DGN	NINEBARK, 'DART'S GOLD'
PLS	PURPLE LEAF SAND CHERRY
RB	RABBITBRUSH
DKR	ROSE, 'DOUBLE KNOCKOUT'
RGB	ROSY GLOW BARBERRY
RSA	RUSSIAN SAGE
SW	SPIREA, 'ANTHONY WATERER'
RW	WHITE MIDLAND ROSE
AG	'AUTUMN BRILLIANCE' SERVICEBERRY

EVERGREEN SHRUBS	COMMON NAME
JUA	ARCADIA JUNIPER
SCJ	SCANDIA JUNIPER

GRASSES	COMMON NAME
MSA	ADAGIO EULALIA GRASS
PMG	AUTUMN RED FLAME GRASS
BOG	BLUE OAT GRASS
DMG	DWARF MAIDEN GRASS
FRG	FEATHER REED GRASS
PG	FOUNTAIN GRASS
PH	HEAVY METAL SWITCH GRASS
MG	MISCANTHUS 'GOLD BAR'
PQG	PORCUPINE GRASS
RVG	RAVENNA GRASS

PERENNIALS	COMMON NAME
CJ	JUPITER'S BEARD
DAY	STELLA DE ORO DAYLILY

MULCH	COMMON NAME
[Symbol]	FIBAR MULCH
[Symbol]	ROCK MULCH, 1.5" - 3" DIA
[Symbol]	WOOD MULCH

SEED	COMMON NAME
[Symbol]	DRYLAND SEED MIX - NON-IRRIG
[Symbol]	WETLAND SEED MIX - NON-IRRIG

SOD	COMMON NAME
[Symbol]	IRRIG. TURF, ENVIROTURF

KEYMAP

SCALE: 1"=30'-0"

people creating spaces

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FINAL DEVELOPMENT PLAN

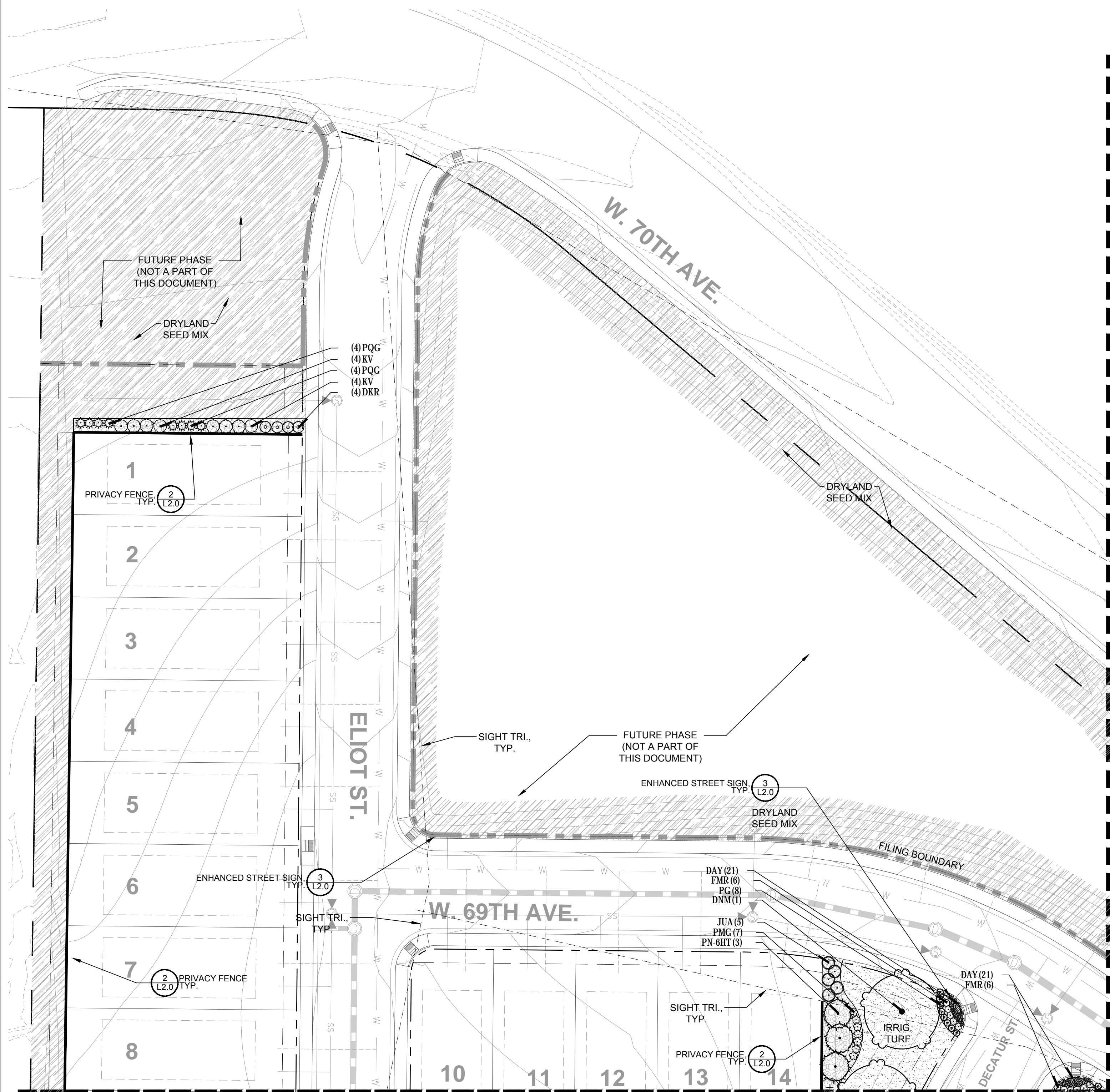
POMPONIO TERRACE FILINGS 1 & 2

ADAMS COUNTY, CO 80030

LANDSCAPE PLAN

PROJECT NO: PHT004.01
DESIGNED BY: PCS GROUP
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DATE: 08/11/16

L1.1



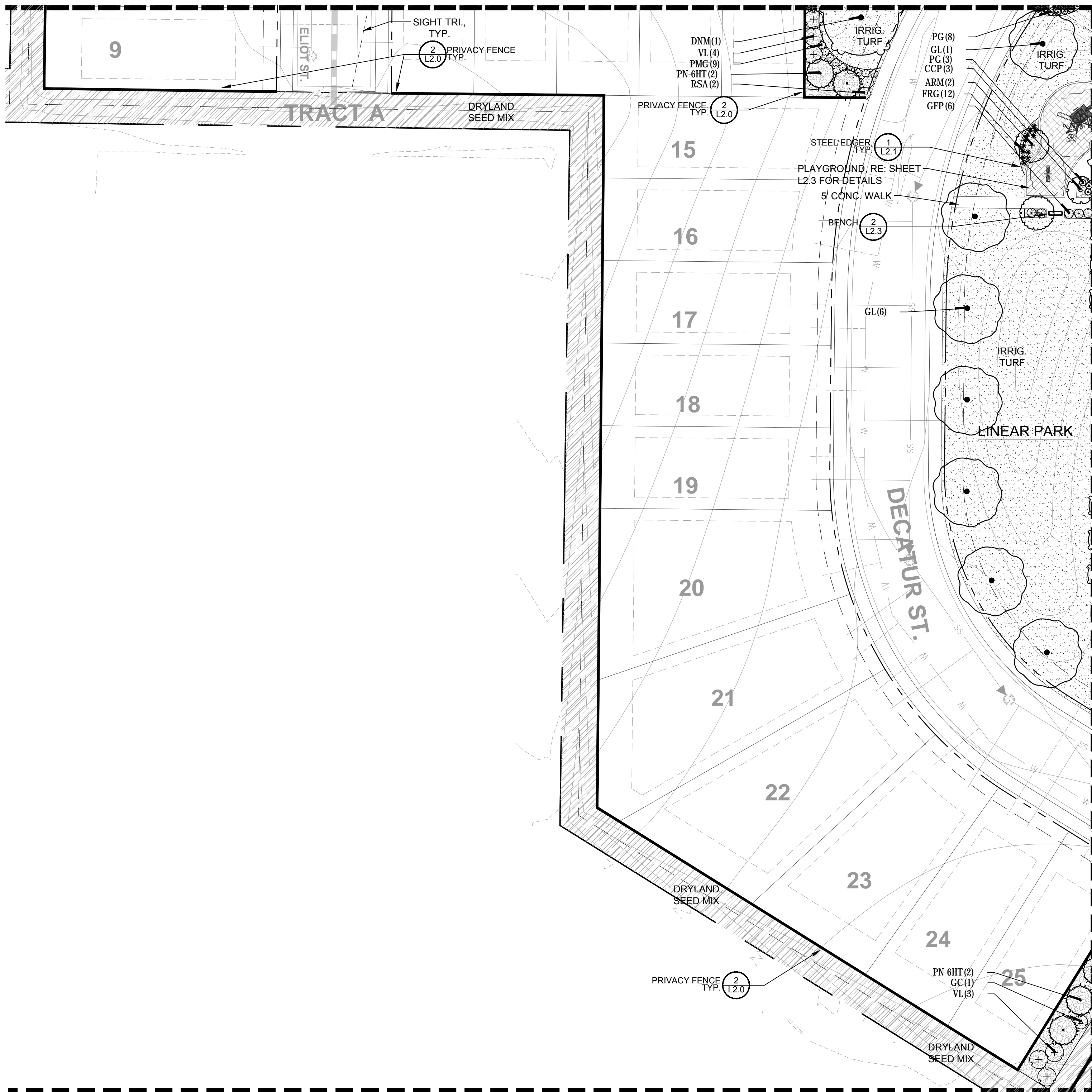
SHEET-L1.6

SHEET-L1.2

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SHEET-L1.1



PLANT / GROUND COVER LIST

COMMON NAME	COMMON NAME
HAC COMMON HACKBERRY	PN-6HT AUSTRIAN BLACK PINE
DNM DEBORAH MAPLE	PN-8HT AUSTRIAN BLACK PINE
ARM FREEMAN MAPLE	BP-8HT BOSNIAN PINE
GL GREENSPIRE LITTLELEAF LINDEN	PCG-6HT COMPACT UPRIGHT BOSNIAN PINE
GI IMPERIAL HONEYLOCUST	VP-6HT VANDERWOLF'S PYRAMID PINE
QR RED OAK	WBJ-6HT WICHITA BLUE JUNIPER
RSM RED SUNSET MAPLE	
GS SHADEMASTER LOCUST	
QB SWAMP WHITE OAK	

COMMON NAME	COMMON NAME
PN-6HT AUSTRIAN BLACK PINE	CCP CAPITAL CALLERY PEAR
PN-8HT AUSTRIAN BLACK PINE	ACM COMPACT AMUR MAPLE
BP-8HT BOSNIAN PINE	CSM CRIMSON SENTRY MAPLE
PCG-6HT COMPACT UPRIGHT BOSNIAN PINE	
VP-6HT VANDERWOLF'S PYRAMID PINE	
WBJ-6HT WICHITA BLUE JUNIPER	

COMMON NAME	COMMON NAME
CCP CAPITAL CALLERY PEAR	BSP COMMON BLUEBEARD SPIREA
ACM COMPACT AMUR MAPLE	CBB COMPACT BURNING BUSH
CSM CRIMSON SENTRY MAPLE	CC CORAL BEAUTY COTONEASTER
	DNB DIABLO NINEBARK
	PL DWARF NINEBARK
	FMR FIRE MEIDLAND ROSE
	GC GOLDEN CURRANT
	GFP GOLDFINGER POTENTILLA
	RHU GRO-LOW FRAGRANT SUMAC
	KV KOREAN SPICE VIBURNUM
	MKL MISS KIM LILAC
	VL MOHICAN WAYFARING TREE
	NMP NEW MEXICO PRIVET
	DGN NINEBARK, 'DART'S GOLD'
	PLS PURPLE LEAF SAND CHERRY
	RB RABBITBRUSH
	DKR ROSE, 'DOUBLE KNOCKOUT'
	RGB ROSY GLOW BARBERRY
	RSA RUSSIAN SAGE
	SW SPIREA, 'ANTHONY WATERER'
	RW WHITE MEIDLAND ROSE
	AG 'AUTUMN BRILLIANCE' SERVICEBERRY

COMMON NAME	COMMON NAME
BSP COMMON BLUEBEARD SPIREA	JUA ARCADIA JUNIPER
CBB COMPACT BURNING BUSH	SCJ SCANDIA JUNIPER
CC CORAL BEAUTY COTONEASTER	
DNB DIABLO NINEBARK	
PL DWARF NINEBARK	
FMR FIRE MEIDLAND ROSE	
GC GOLDEN CURRANT	
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DKR ROSE, 'DOUBLE KNOCKOUT'	
RGB ROSY GLOW BARBERRY	
RSA RUSSIAN SAGE	
SW SPIREA, 'ANTHONY WATERER'	
RW WHITE MEIDLAND ROSE	
AG 'AUTUMN BRILLIANCE' SERVICEBERRY	

COMMON NAME	COMMON NAME
JUA ARCADIA JUNIPER	MSA ADAGIO EULALIA GRASS
SCJ SCANDIA JUNIPER	PMG AUTUMN RED FLAME GRASS
	BOG BLUE OAT GRASS
	DMG DWARF MAIDEN GRASS
	FRG FEATHER REED GRASS
	PG FOUNTAIN GRASS
	PH HEAVY METAL SWITCH GRASS
	MG MISCANTHUS 'GOLD BAR'
	PQG PORCUPINE GRASS
	RVG RAVENNA GRASS

COMMON NAME	COMMON NAME
JUA ARCADIA JUNIPER	CJ JUPITER'S BEARD
SCJ SCANDIA JUNIPER	DAY STELLA DE ORO DAYLILY

COMMON NAME	COMMON NAME
MSA ADAGIO EULALIA GRASS	
PMG AUTUMN RED FLAME GRASS	
BOG BLUE OAT GRASS	
DMG DWARF MAIDEN GRASS	
FRG FEATHER REED GRASS	
PG FOUNTAIN GRASS	
PH HEAVY METAL SWITCH GRASS	
MG MISCANTHUS 'GOLD BAR'	
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COMMON NAME	COMMON NAME
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COMMON NAME	COMMON NAME
FIBAR MULCH	
ROCK MULCH, 1.5" - 3" DIA	
WOOD MULCH	

COMMON NAME	COMMON NAME
DRYLAND SEED MIX - NON-IRRIG	
WETLAND SEED MIX - NON-IRRIG	

COMMON NAME	COMMON NAME
IRRIG. TURF, ENVIROTURF	

COMMON NAME	COMMON NAME
IRRIG. TURF, ENVIROTURF	

KEYMAP

SCALE: 1"=30'-0"

NORTH

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TERRACE

FINAL DEVELOPMENT PLAN

POMPONIO TERRACE FILINGS 1 & 2

ADAMS COUNTY, CO 80030

LANDSCAPE PLAN

PROJECT NO: PHT004.01
DESIGNED BY: PCS GROUP
DRAWN BY: JI
DATE: 08/11/16

L1.2

SHEET-L1.2

SHEET-L1.5

SHEET-L1.4

PLANT / GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
HAC	COMMON HACKBERRY
DNM	DEBORAH MAPLE
ARM	FREEMAN MAPLE
GL	GREENSPIRE LITTLELEAF LINDEN
GI	IMPERIAL HONEYLOCUST
QR	RED OAK
RSM	RED SUNSET MAPLE
GS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK

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PN-8HT	AUSTRIAN BLACK PINE
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PCG-6HT	COMPACT UPRIGHT BOSNIAN PINE
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ORNAMENTAL TREES	COMMON NAME
CCP	CAPITAL CALLERY PEAR
ACM	COMPACT AMUR MAPLE
CSM	CRIMSON SENTRY MAPLE

DECIDUOUS SHRUBS	COMMON NAME
BSP	COMMON BLUEBEARD SPIREA
CBB	COMPACT BURNING BUSH
CC	CORAL BEAUTY COTONEASTER
DNB	DIABLO NINEBARK
PL	DWARF NINEBARK
FMR	FIRE MEIDLAND ROSE
GC	GOLDEN CURRANT
GFP	GOLDFINGER POTENTILLA
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RGB	ROSY GLOW BARBERRY
RSA	RUSSIAN SAGE
SW	SPIREA, 'ANTHONY WATERER'
RW	WHITE MEIDLAND ROSE
AG	'AUTUM BRILLIANCE' SERVICEBERRY

EVERGREEN SHRUBS	COMMON NAME
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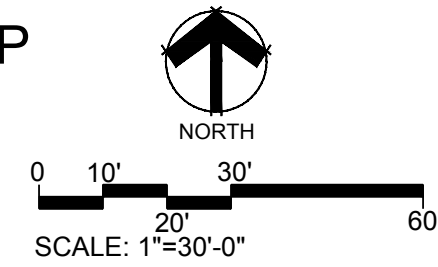
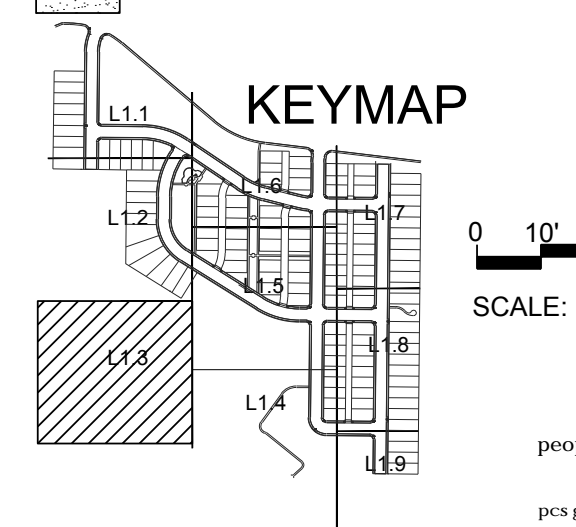
MULCH	COMMON NAME
[Symbol]	FIBAR MULCH
[Symbol]	ROCK MULCH, 1.5" - 3" DIA
[Symbol]	WOOD MULCH

SEED	COMMON NAME
[Symbol]	DRYLAND SEED MIX - NON-IRRIG
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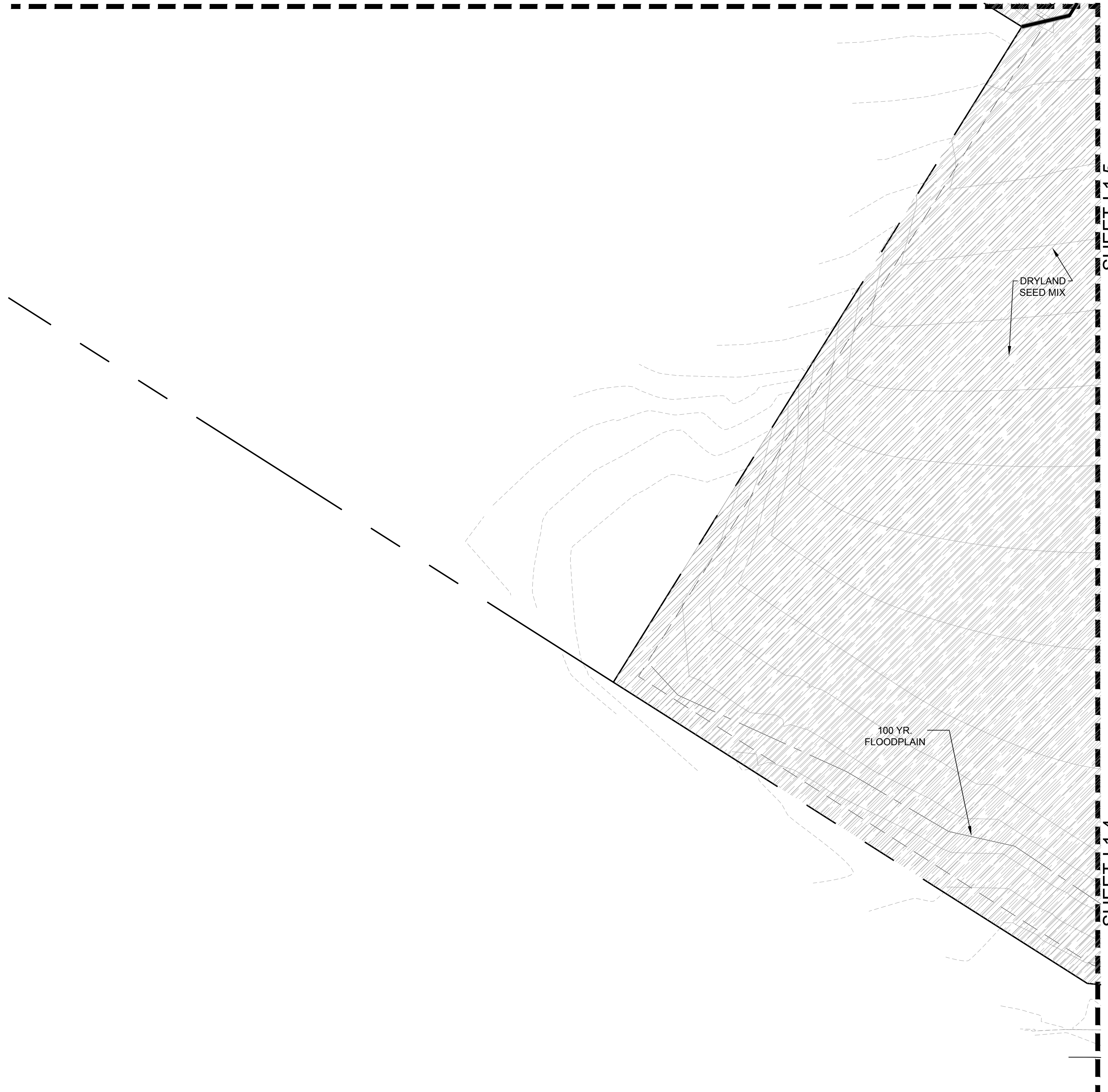
SOD	COMMON NAME
[Symbol]	IRRIG. TURF, ENVIROTURF

SEED	COMMON NAME
[Symbol]	DRYLAND SEED MIX - NON-IRRIG
[Symbol]	WETLAND SEED MIX - NON-IRRIG

SOD	COMMON NAME
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DRYLAND SEED MIX

100 YR. FLOODPLAIN

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FINAL DEVELOPMENT PLAN
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 ADAMS COUNTY, CO 80030
LANDSCAPE PLAN

PROJECT NO: PHT004.01
 DESIGNED BY: PCS GROUP
 DRAWN BY: JI
 DATE: 08/11/16

L1.3

SHEET-L1.5

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GFP	GOLDFINGER POTENTILLA
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SOD	COMMON NAME
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PERENNIALS	COMMON NAME
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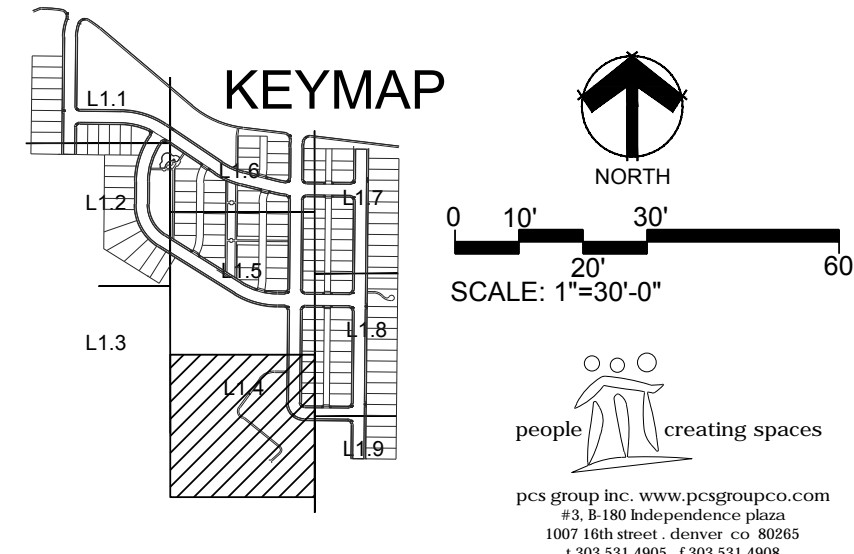
SOD	COMMON NAME
[Symbol]	IRRIG. TURF, ENVIROTURF

PERENNIALS	COMMON NAME
[Symbol]	JUPITER'S BEARD
[Symbol]	STELLA DE ORO DAYLILY

SOD	COMMON NAME
[Symbol]	IRRIG. TURF, ENVIROTURF

SOD	COMMON NAME
[Symbol]	IRRIG. TURF, ENVIROTURF

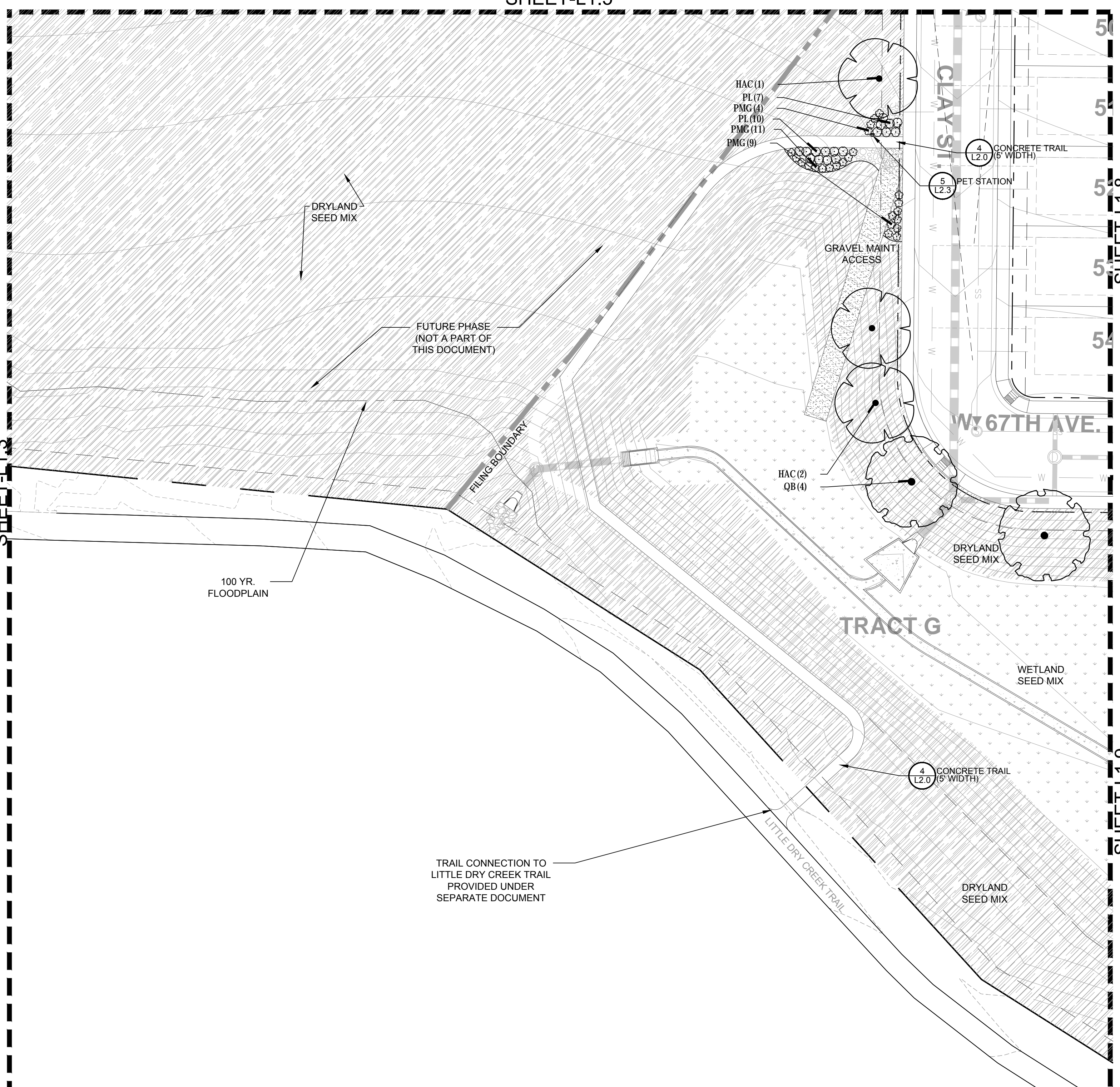
SOD	COMMON NAME
[Symbol]	IRRIG. TURF, ENVIROTURF



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SHEET-L1.3

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SHEET-L1.8

SHEET-L1.9

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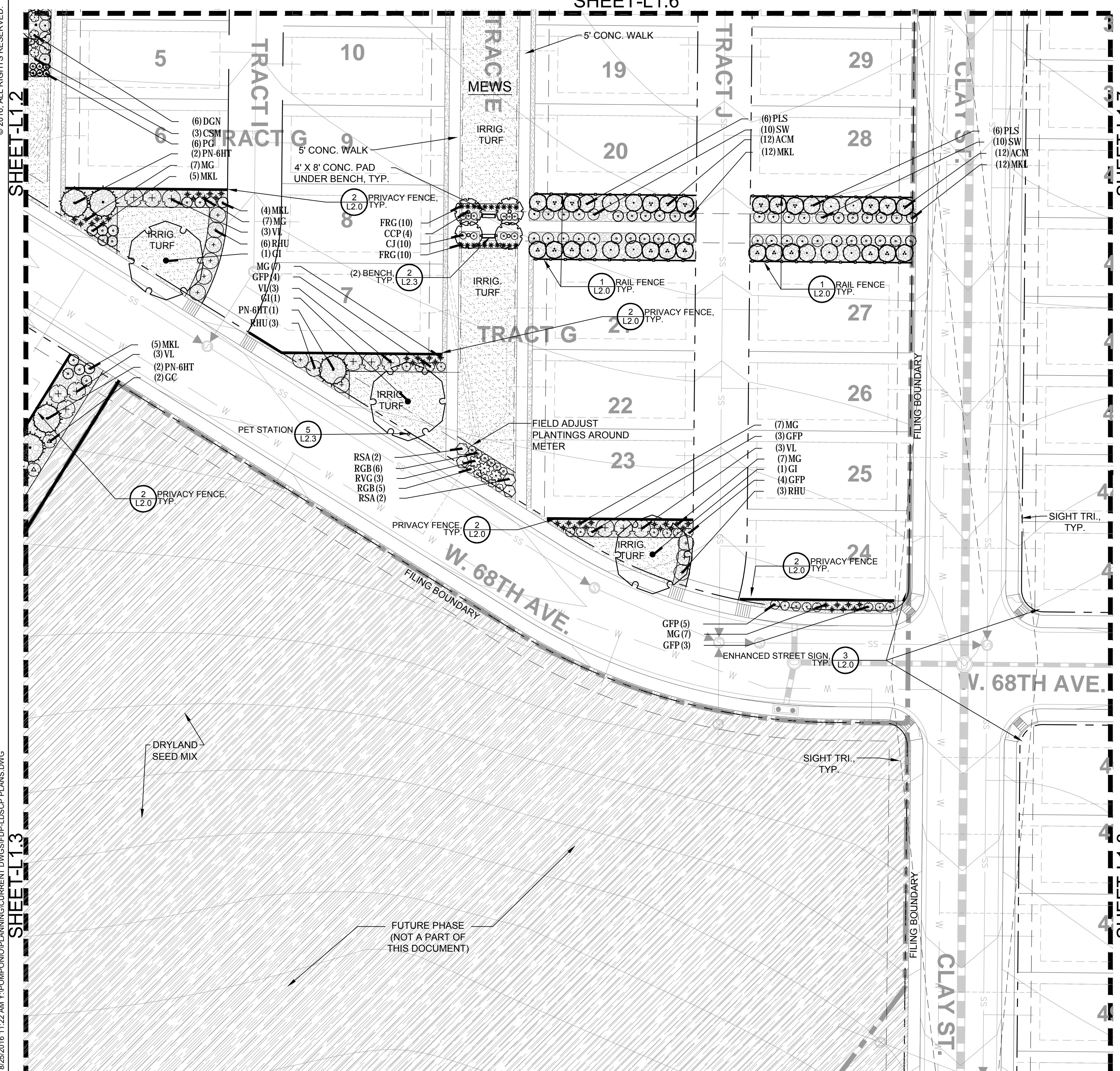
FINAL DEVELOPMENT PLAN
POMPONIO TERRACE FILINGS 1 & 2
ADAMS COUNTY, CO 80030
LANDSCAPE PLAN

PROJECT NO: PHT004.01
DESIGNED BY: PCS GROUP
DRAWN BY: JI
DATE: 08/11/16

L1.4

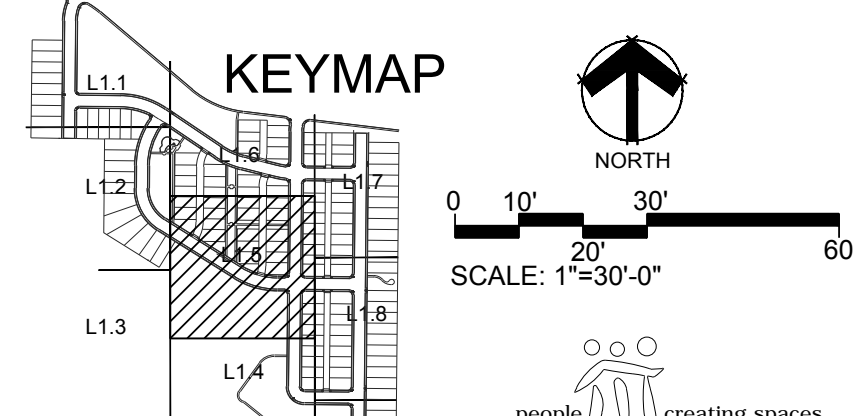
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#3, B-180 Independence plaza
1007 14th street - denver co 80202
t 303.531.4905 f 303.531.4908

SHEET-L1.6



PLANT / GROUND COVER LIST

- | | |
|-------------------------|----------------------------------|
| DECIDUOUS TREES | COMMON NAME |
| HAC | COMMON HACKBERRY |
| DNM | DEBORAH MAPLE |
| ARM | FREEMAN MAPLE |
| GL | GREENSPIRE LITTLELEAF LINDEN |
| GI | IMPERIAL HONEYLOCUST |
| QR | RED OAK |
| RSM | RED SUNSET MAPLE |
| GS | SHADEMASTER LOCUST |
| QB | SWAMP WHITE OAK |
| EVERGREEN TREES | COMMON NAME |
| PN-6HT | AUSTRIAN BLACK PINE |
| PN-8HT | AUSTRIAN BLACK PINE |
| BP-8HT | BOSNIAN PINE |
| PCG-6HT | COMPACT UPRIGHT BOSNIAN PINE |
| VP-6HT | VANDERWOLF'S PYRAMID PINE |
| WBJ-6HT | WICHITA BLUE JUNIPER |
| ORNAMENTAL TREES | COMMON NAME |
| CCP | CAPITAL GALLERY PEAR |
| ACM | COMPACT AMUR MAPLE |
| CSM | CRIMSON SENTRY MAPLE |
| DECIDUOUS SHRUBS | COMMON NAME |
| BSP | COMMON BLUEBEARD SPIREA |
| CBB | COMPACT BURNING BUSH |
| CC | CORAL BEAUTY COTONEASTER |
| DNB | DIABLO NINEBARK |
| PL | DWARF NINEBARK |
| FMR | FIRE MIDDLELAND ROSE |
| GC | GOLDEN CURRANT |
| GFP | GOLDFINGER POTENTILLA |
| RHU | GRO-LOW FRAGRANT SUMAC |
| KV | KOREAN SPICE VIBURNUM |
| MKL | MISS KIM LILAC |
| VL | MOHICAN WAYFARING TREE |
| NMP | NEW MEXICO PRIVET |
| DGN | NINEBARK, 'DART'S GOLD' |
| PLS | PURPLE LEAF SAND CHERRY |
| RB | RABBITBRUSH |
| DKR | ROSE, 'DOUBLE KNOCKOUT' |
| RGB | ROSY GLOW BARBERRY |
| RSA | RUSSIAN SAGE |
| SW | SPIREA, 'ANTHONY WATERER' |
| RW | WHITE MIDDLELAND ROSE |
| AG | 'AUTUMN BRILLIANCE' SERVICEBERRY |
| EVERGREEN SHRUBS | COMMON NAME |
| JUA | ARCADIA JUNIPER |
| SCJ | SCANDIA JUNIPER |
| GRASSES | COMMON NAME |
| MSA | ADAGIO EULALIA GRASS |
| PMG | AUTUMN RED FLAME GRASS |
| BOG | BLUE OAT GRASS |
| DMG | DWARF MAIDEN GRASS |
| FRG | FEATHER REED GRASS |
| PG | FOUNTAIN GRASS |
| PH | HEAVY METAL SWITCH GRASS |
| MG | MISCANTHUS 'GOLD BAR' |
| PQG | PORCUPINE GRASS |
| RVG | RAVENNA GRASS |
| PERENNIALS | COMMON NAME |
| CJ | JUPITER'S BEARD |
| DAY | STELLA DE ORO DAYLILY |
| MULCH | COMMON NAME |
| [Symbol] | FIBAR MULCH |
| [Symbol] | ROCK MULCH, 1.5" - 3" DIA |
| [Symbol] | WOOD MULCH |
| SEED | COMMON NAME |
| [Symbol] | DRYLAND SEED MIX - NON-IRRIG |
| [Symbol] | WETLAND SEED MIX - NON-IRRIG |
| SOD | COMMON NAME |
| [Symbol] | IRRIG. TURF, ENVIROTURF |



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EES ENTITLEMENT AND ENGINEERING SOLUTIONS, Inc.

Pomponio TERRACE

FINAL DEVELOPMENT PLAN

POMPONIO TERRACE FILINGS 1 & 2

ADAMS COUNTY, CO 80030

LANDSCAPE PLAN

PROJECT NO: PHT004.01
 DESIGNED BY: PCS GROUP
 DRAWN BY: JI
 DATE: 08/11/16

L1.5

pcs group inc. www.pcsgroupco.com
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PLANT / GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
HAC	COMMON HACKBERRY
DNM	DEBORAH MAPLE
ARM	FREEMAN MAPLE
GL	GREENSPIRE LITTLELEAF LINDEN
GI	IMPERIAL HONEYLOCUST
QR	RED OAK
RSM	RED SUNSET MAPLE
GS	SHADEMASTER LOCUST
QB	SWAMP WHITE OAK

EVERGREEN TREES	COMMON NAME
PN-6HT	AUSTRIAN BLACK PINE
PN-8HT	AUSTRIAN BLACK PINE
BP-8HT	BOSNIAN PINE
PCG-6HT	COMPACT UPRIGHT BOSNIAN PINE
VP-6HT	VANDERWOLF'S PYRAMID PINE
WBJ-6HT	WICHITA BLUE JUNIPER

ORNAMENTAL TREES	COMMON NAME
CCP	CAPITAL CALLERY PEAR
ACM	COMPACT AMUR MAPLE
CSM	CRIMSON SENTRY MAPLE

DECIDUOUS SHRUBS	COMMON NAME
BSP	COMMON BLUEBEARD SPIREA
CBB	COMPACT BURNING BUSH
CC	CORAL BEAUTY COTONEASTER
DNB	DIABLO NINEBARK
PL	DWARF NINEBARK
FMR	FIRE MIDLAND ROSE
GC	GOLDEN CURRANT
GFP	GOLDFINGER POTENTILLA
RHU	GRO-LOW FRAGRANT SUMAC
KV	KOREAN SPICE VIBURNUM
MKL	MISS KIM LILAC
VL	MOHICAN WAYFARING TREE
NMP	NEW MEXICO PRIVET
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PLS	PURPLE LEAF SAND CHERRY
RB	RABBITBRUSH
DKR	ROSE, 'DOUBLE KNOCKOUT'
RGB	ROSY GLOW BARBERRY
RSA	RUSSIAN SAGE
SW	SPIREA, 'ANTHONY WATERER'
RW	WHITE MIDLAND ROSE
AG	'AUTUMN BRILLIANCE' SERVICEBERRY

EVERGREEN SHRUBS	COMMON NAME
JUA	ARCADIA JUNIPER
SCJ	SCANDIA JUNIPER

GRASSES	COMMON NAME
MSA	ADAGIO EULALIA GRASS
PMG	AUTUMN RED FLAME GRASS
BOG	BLUE OAT GRASS
DMG	DWARF MAIDEN GRASS
FRG	FEATHER REED GRASS
PG	FOUNTAIN GRASS
PH	HEAVY METAL SWITCH GRASS
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RVG	RAVENNA GRASS

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DAY	STELLA DE ORO DAYLILY

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[Symbol]	WOOD MULCH

SEED	COMMON NAME
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[Symbol]	WETLAND SEED MIX - NON-IRRIG

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[Symbol]	IRRIG. TURF, ENVIROTURF

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[Symbol]	IRRIG. TURF, ENVIROTURF

SOD	COMMON NAME
[Symbol]	IRRIG. TURF, ENVIROTURF

SOD	COMMON NAME
[Symbol]	IRRIG. TURF, ENVIROTURF

SOD	COMMON NAME
[Symbol]	IRRIG. TURF, ENVIROTURF

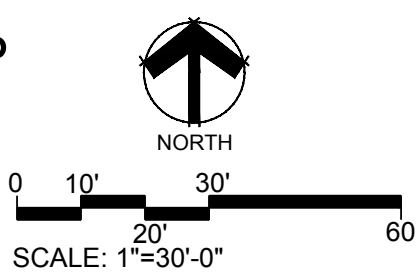
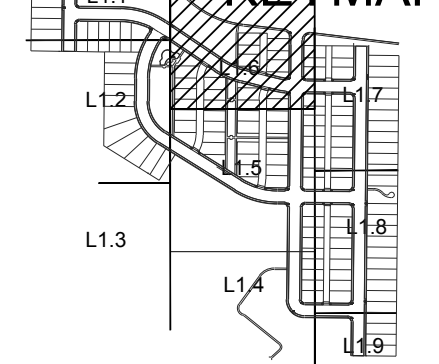
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SOD	COMMON NAME
[Symbol]	IRRIG. TURF, ENVIROTURF

SOD	COMMON NAME
[Symbol]	IRRIG. TURF, ENVIROTURF

SOD	COMMON NAME
[Symbol]	IRRIG. TURF, ENVIROTURF

KEYMAP



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Pomponio
TERRACE

FINAL DEVELOPMENT PLAN

POMPONIO TERRACE FILINGS 1 & 2

ADAMS COUNTY, CO 80030

LANDSCAPE PLAN

PROJECT NO: PHT004.01
DESIGNED BY: PCS GROUP
DRAWN BY: JI
DATE: 08/11/16

L1.6

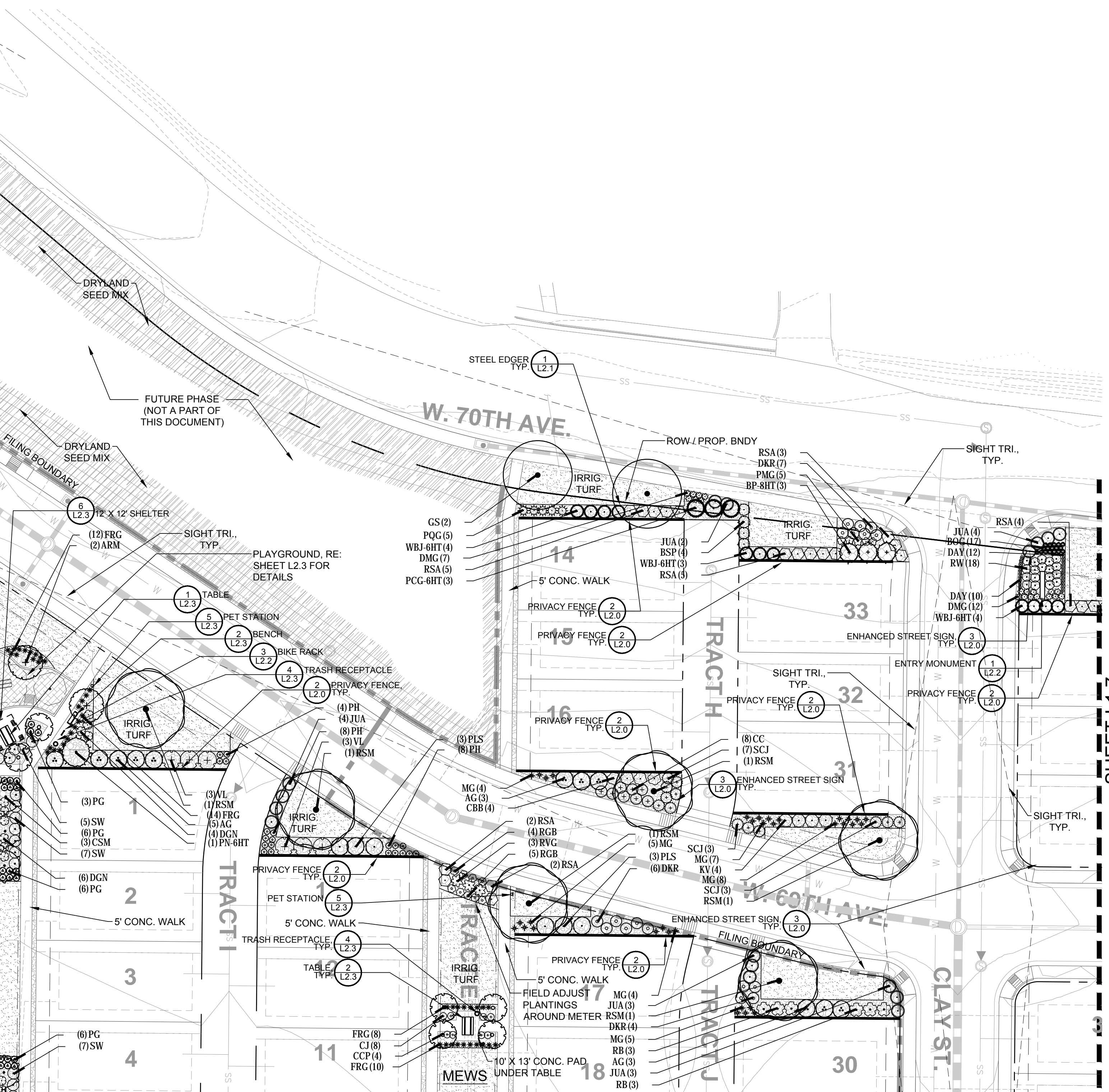
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SHEET-L1.1

SHEET-L1.1

SHEET-L1.2

SHEET-L1.2



SHEET-L1.7

SHEET-L1.5

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PLANT / GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
HAC	COMMON HACKBERRY
DNM	DEBORAH MAPLE
ARM	FREEMAN MAPLE
GL	GREENSPIRE LITTLELEAF LINDEN
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ACM	COMPACT AMUR MAPLE
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PL	DWARF NINEBARK
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MKL	MISS KIM LILAC
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DKR	ROSE, 'DOUBLE KNOCKOUT'
RGB	ROSY GLOW BARBERRY
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PERENNIALS	COMMON NAME
CJ	JUPITER'S BEARD
DAY	STELLA DE ORO DAYLILY

MULCH	COMMON NAME
[Symbol]	FIBAR MULCH
[Symbol]	ROCK MULCH, 1.5" - 3" DIA
[Symbol]	WOOD MULCH

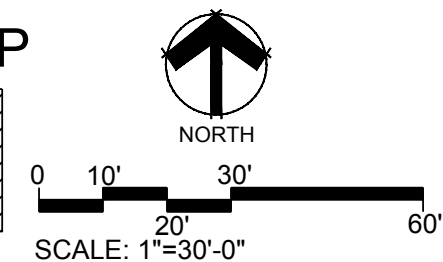
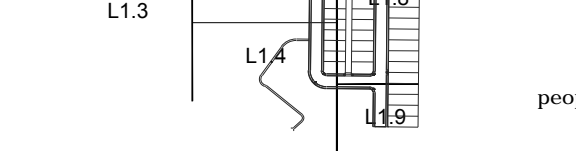
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[Symbol]	WETLAND SEED MIX - NON-IRRIG

SOD	COMMON NAME
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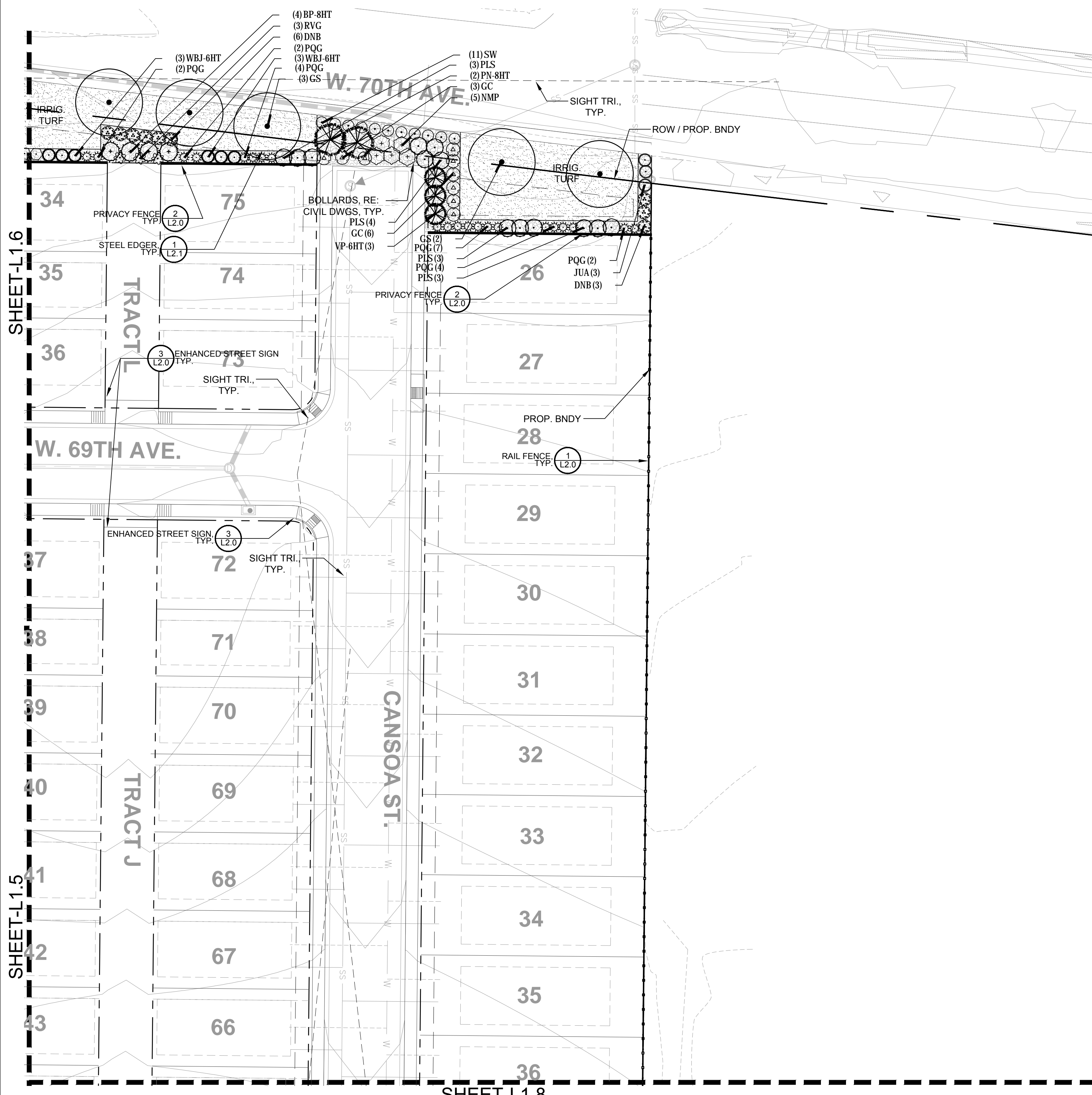
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[Symbol]	IRRIG. TURF, ENVIROTURF



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FINAL DEVELOPMENT PLAN

POMPONIO TERRACE FILINGS 1 & 2

ADAMS COUNTY, CO 80030

LANDSCAPE PLAN

PROJECT NO: PHT004.01

DESIGNED BY: PCS GROUP

DRAWN BY: JI

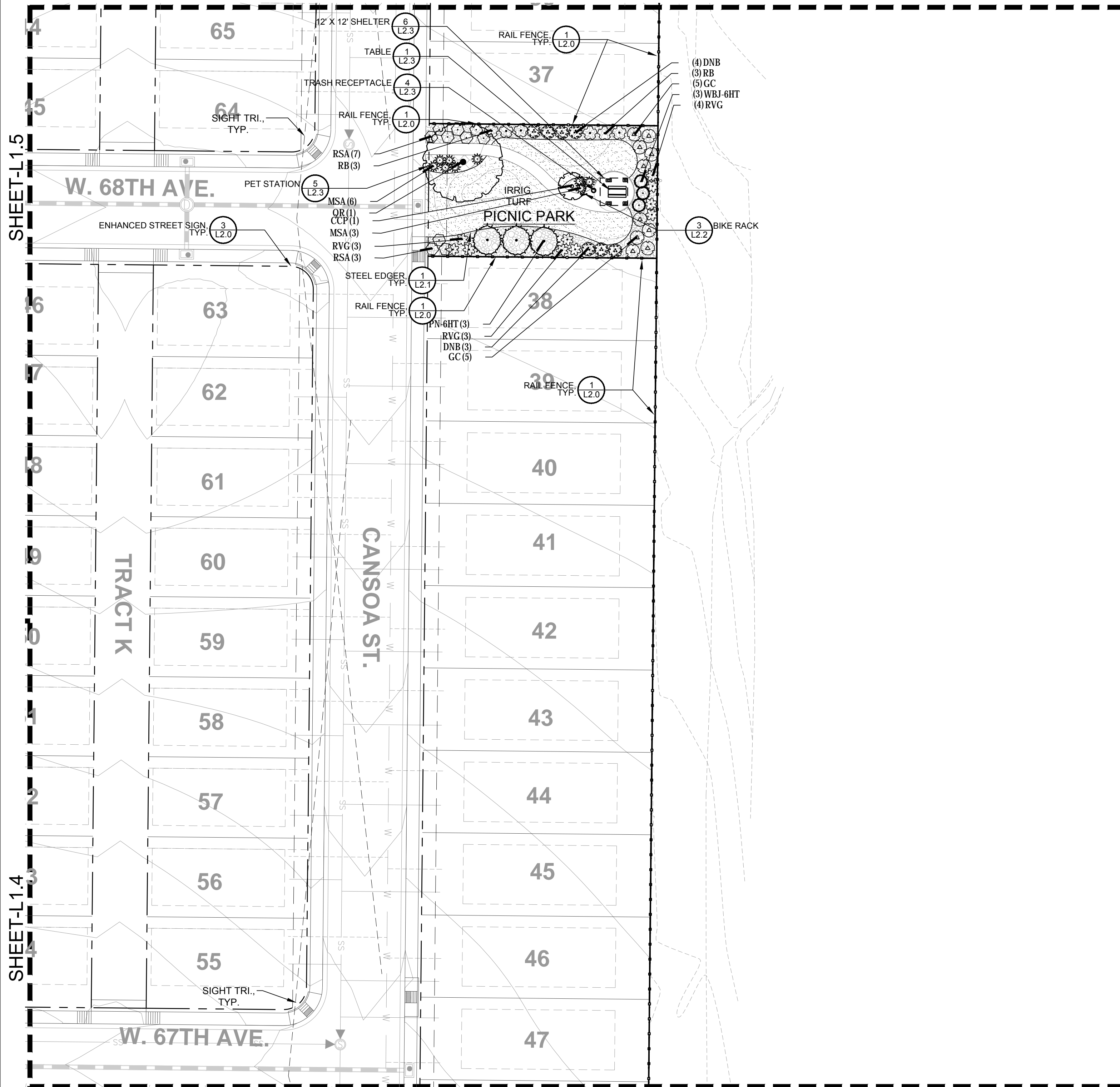
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SHEET-L1.7



PLANT / GROUNDCOVER LIST

DECIDUOUS TREES	COMMON NAME
HAC	COMMON HACKBERRY
DNM	DEBORAH MAPLE
ARM	FREEMAN MAPLE
GL	GREENSPIRE LITTLELEAF LINDEN
GI	IMPERIAL HONEYLOCUST
QR	RED OAK
RSM	RED SUNSET MAPLE
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WBJ-6HT	WICHITA BLUE JUNIPER

ORNAMENTAL TREES	COMMON NAME
CCP	CAPITAL CALLERY PEAR
ACM	COMPACT AMUR MAPLE
CSM	CRIMSON SENTRY MAPLE

DECIDUOUS SHRUBS	COMMON NAME
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CBB	COMPACT BURNING BUSH
CC	CORAL BEAUTY COTONEASTER
DNB	DIABLO NINEBARK
PL	DWARF NINEBARK
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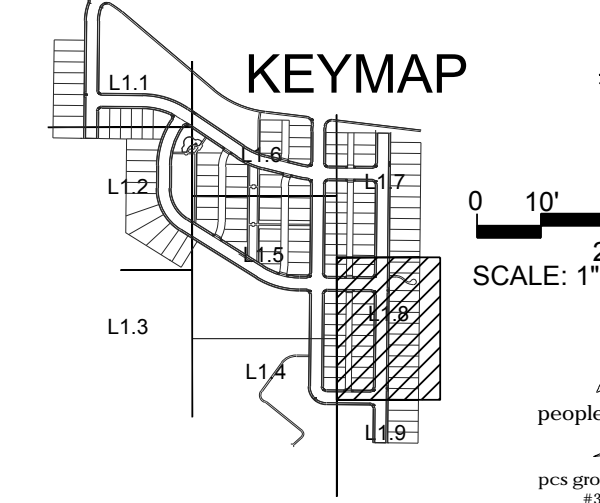
PERENNIALS	COMMON NAME
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DAY	STELLA DE ORO DAYLILY

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[Symbol]	IRRIG. TURF, ENVIROTURF

PERENNIALS	COMMON NAME
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FINAL DEVELOPMENT PLAN

POMPONIO TERRACE FILINGS 1 & 2

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LANDSCAPE PLAN

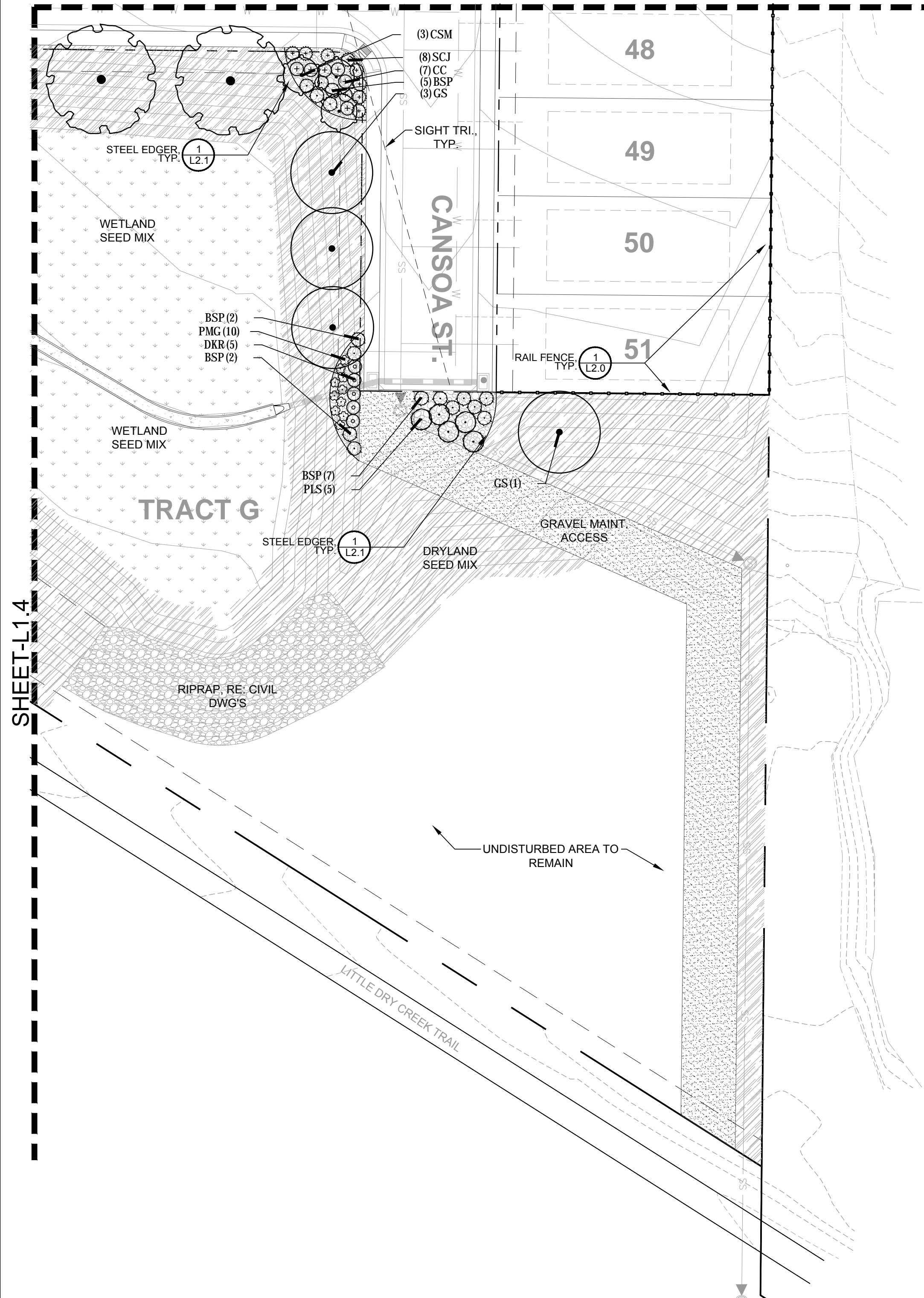
PROJECT NO: PHT004.01
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DATE: 08/11/16

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SHEET-L1.8



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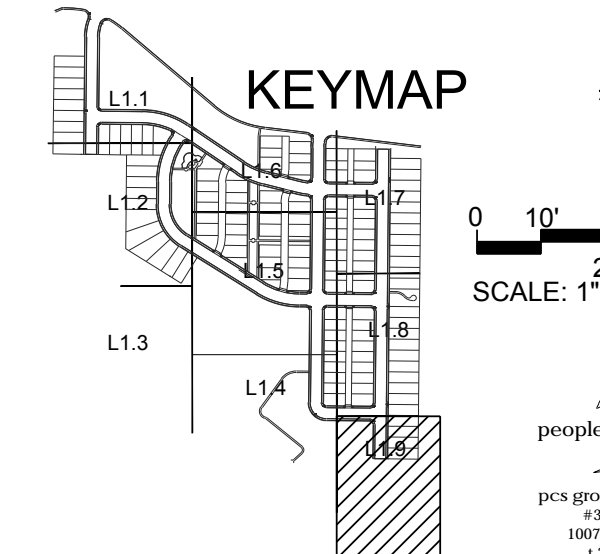
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LANDSCAPE PLAN

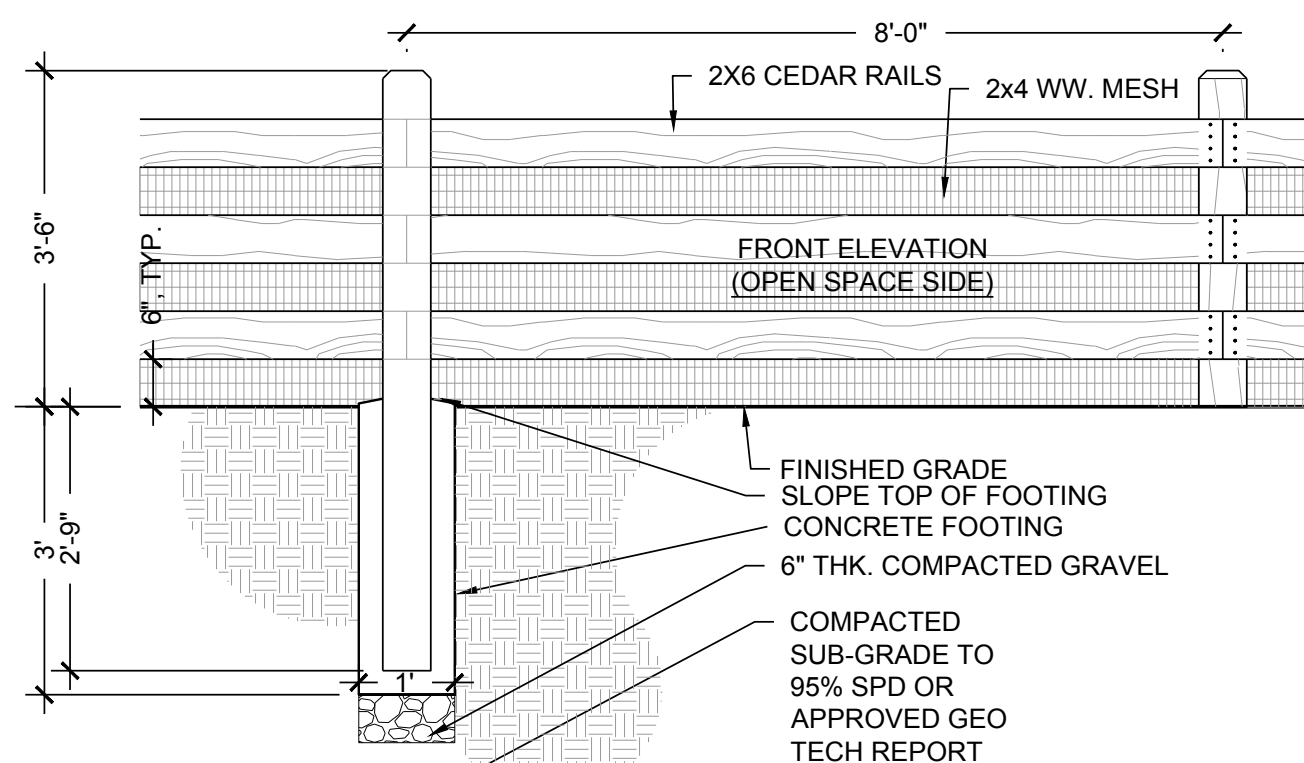
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1007 14th street - denver co 80202
t 303.531.4905 f 303.531.4908

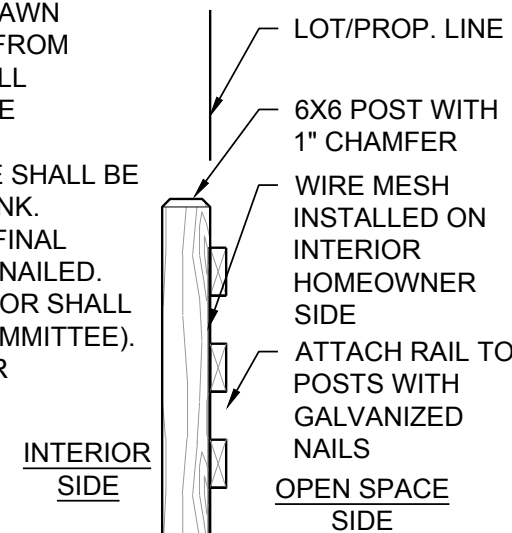
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NOTES:

1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN CEDAR AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES OR DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FROM FROM SAW MARKS.
2. ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
3. POSTS SHALL BE SECURELY BRACED IN THEIR FINAL POSITION A MIN. 24 HRS. BEFORE BOARDS ARE NAILED.
4. ALL EXPOSED LUMBER SHALL BE STAINED. COLOR SHALL BE APPROVED BY HOA (OR ARCH. CONTROL COMMITTEE). CONTRACTOR TO SUBMIT COLOR SAMPLES FOR APPROVAL.

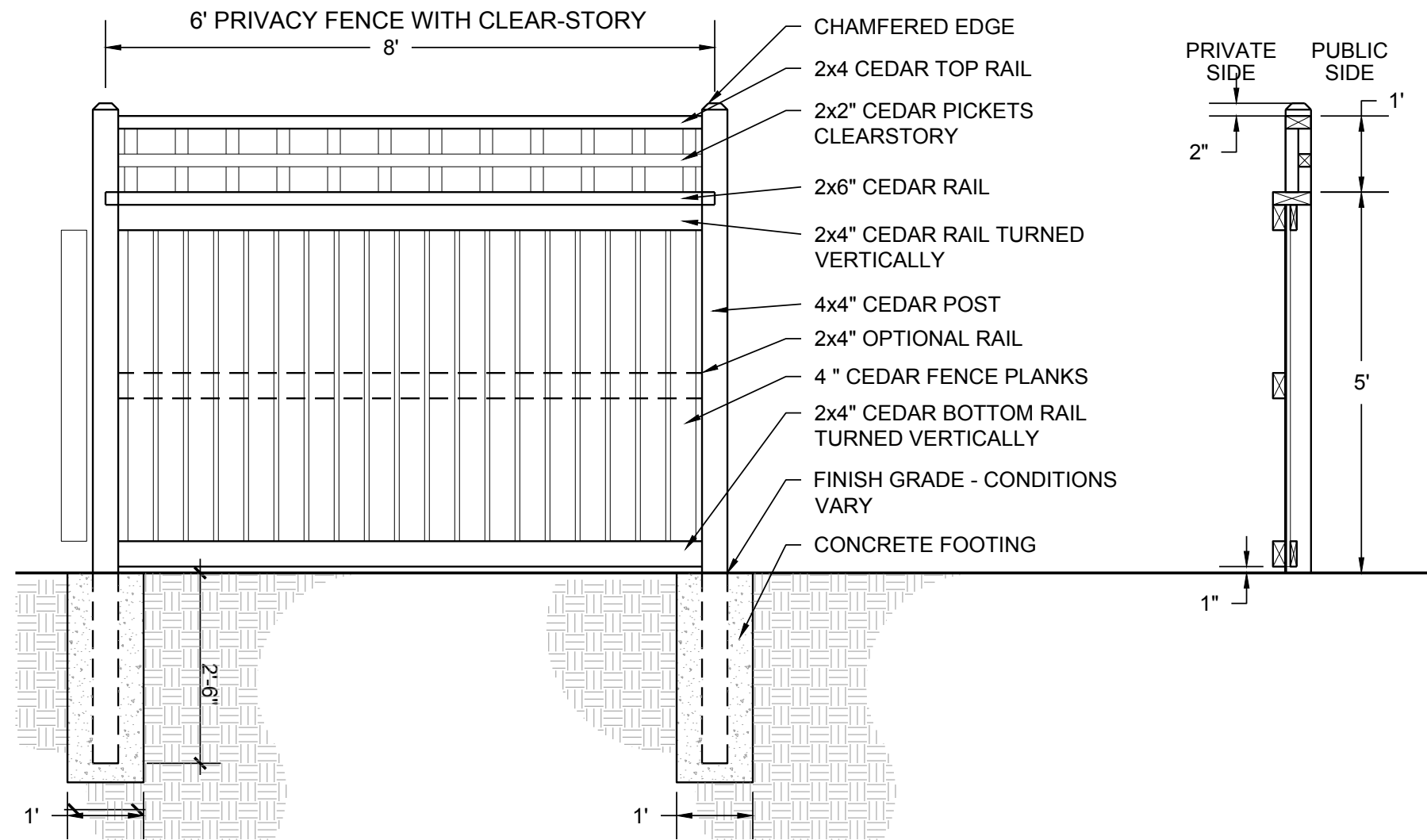


1 RAIL FENCE

NOT TO SCALE

NOTES:

1. ALL WOOD TO BE CEDAR, OR APPROVED MATERIAL FROM THE LANDSCAPE ARCHITECT, OWNER, OR OWNERS REP.
2. WOOD TO BE WEATHER AND ROT RESISTANT
3. PAINT OR STAIN TO BE DIAMOND VOGEL PAINTS - EXTERIOR STAIN - WELLINGTON BEIGE GS203



2 PRIVACY FENCE

NOT TO SCALE



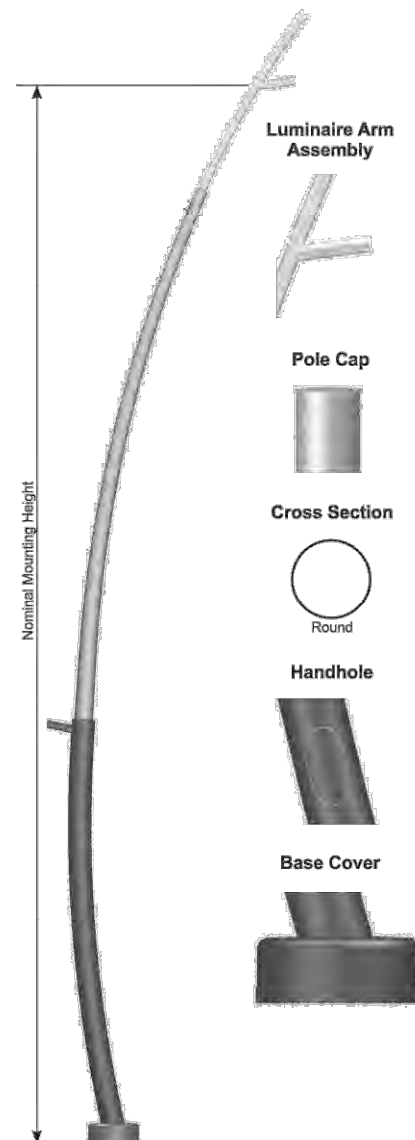
ROUND TAPERED ALUMINUM Idlyline Curve

Job Name: _____ Client Name: _____
 Job Location - City: _____ State: _____ Created By: _____ Date: _____
 Product: _____ Quote: _____ Customer Approval: _____ Date: _____

SPECIFICATIONS

Pole - The pole shaft is spun from seamless alloy aluminum.
Luminaire Arm Assembly - Provided with 2.38" OD tenons for slip fit luminaires. Poles available with (as shown) or without the mid-level luminaire mounting arrangement.
Handhole - A covered handhole and grounding provision with hardware is provided.
Base Cover - The Dart clamshell base cover is cast from high quality aluminum.
Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.
Finish - The standard finish for the final pole assembly and components is polyester powder applied coating in accordance with Valmont's Specifications. Additional finish options available upon request.
Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

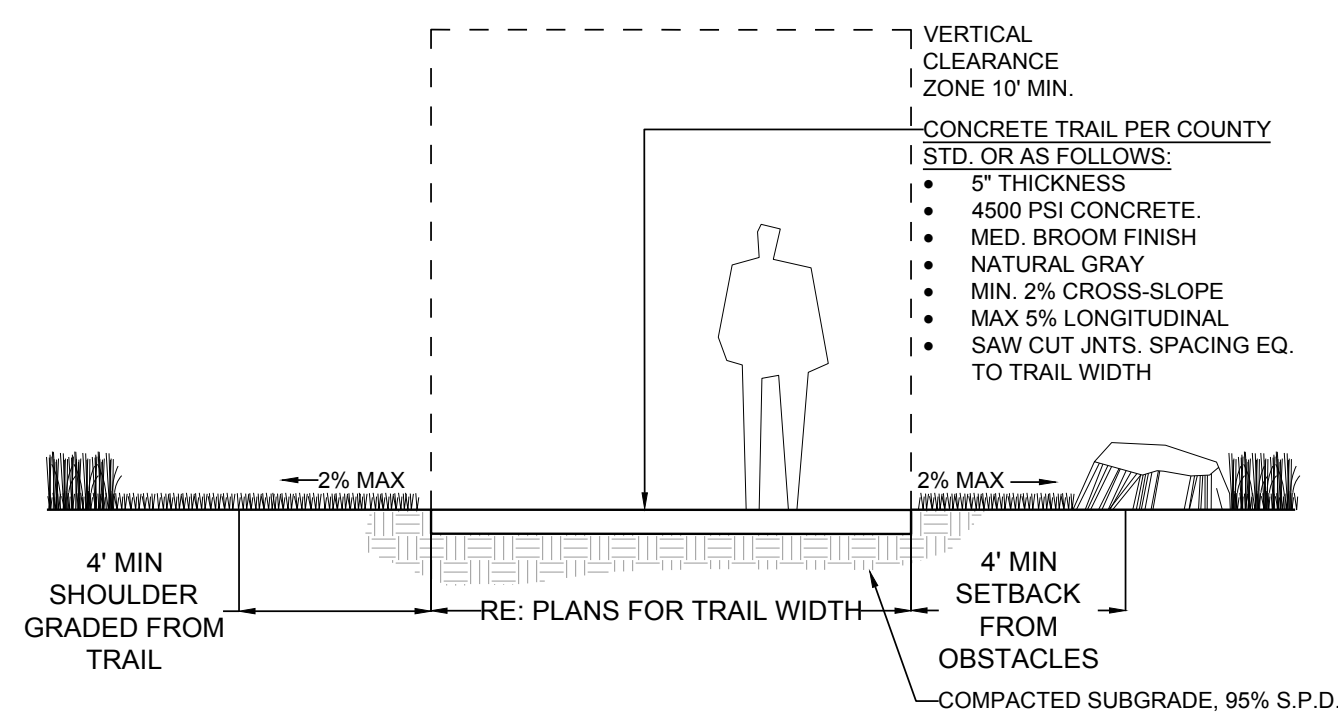
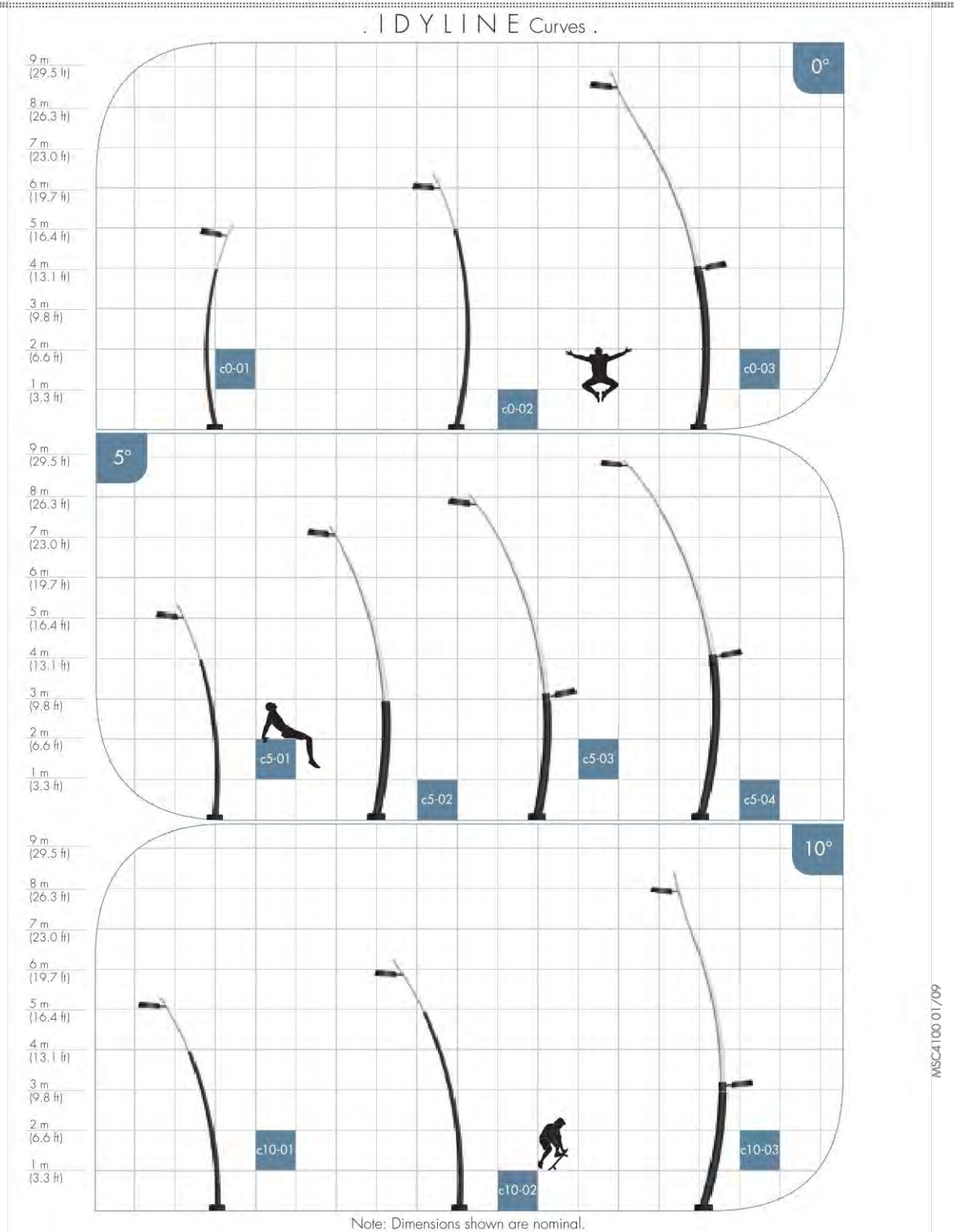
- NOTES:
1. LIGHT POLES ARE SHOWN TO ILLUSTRATE DESIGN INTENT AND ARE SUBJECT TO CHANGE PENDING COUNTY APPROVAL AND PERMITTING.



3 STREET LIGHT

NOT TO SCALE

Model Selection Guide



4 CONCRETE TRAIL

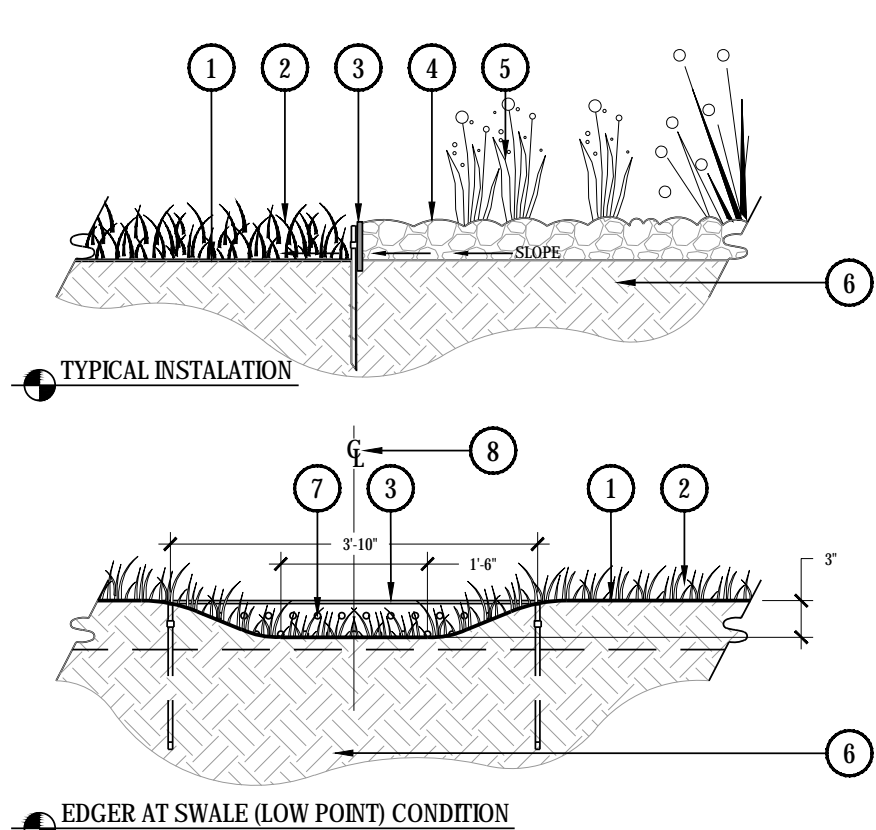
NOT TO SCALE

DESIGN IS TYPICAL. SPECIFIED EQUIPMENT AND MATERIALS MAY BE SUBJECT TO CHANGE.

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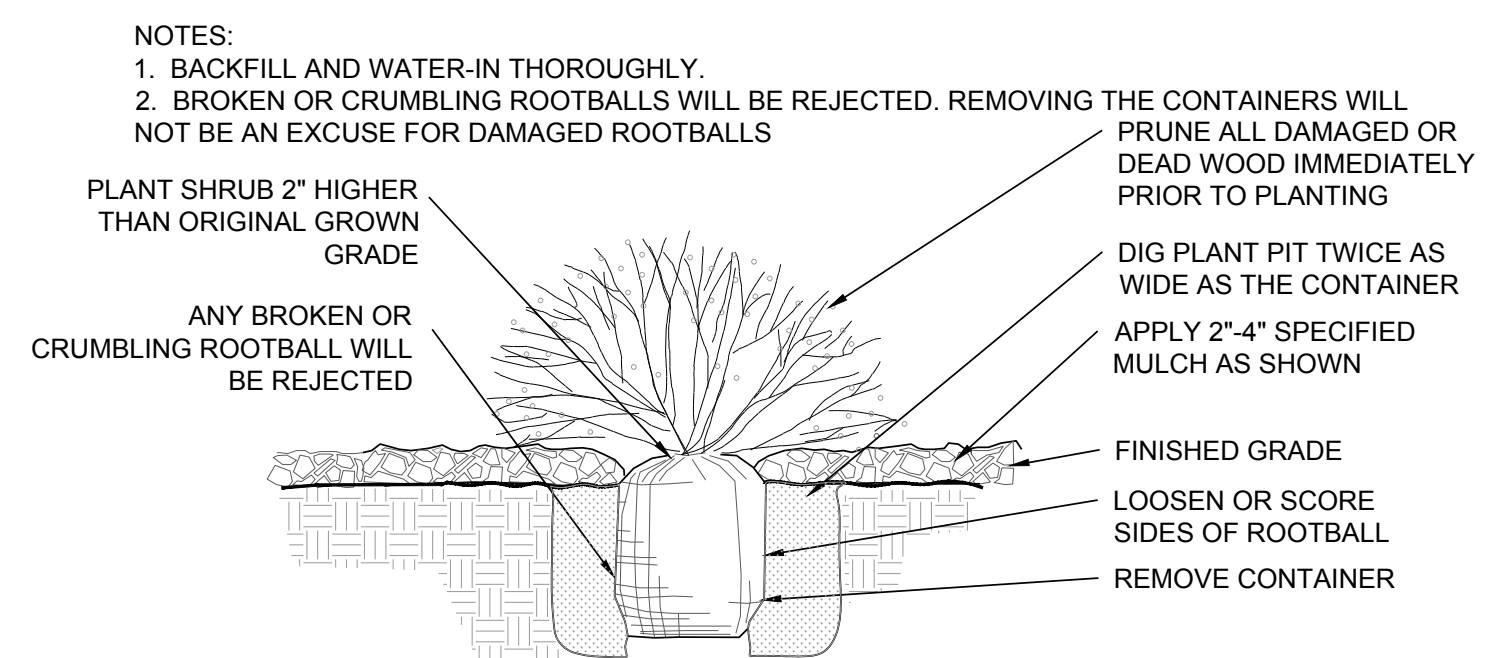
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- 1 FINISH GRADE PER CIVIL OR GRADING PLANS
- 2 TURF OR UPLAND GRASSES
- 3 PERFORATED METAL EDGER-INSTALL PER MANUFACTURERS RECOMMENDATIONS (STAKES SHALL BE TOWARDS MULCH)
- 4 MULCH
- 5 PLANT MATERIAL (RE: PLANS)
- 6 SUBGRADE-MINIMUM 2% SLOPE TO ACHIEVE POSITIVE DRAINAGE PER CIVIL OR GRADING PLANS
- 7 PERFORATED EDGER ALONG LOW SEGMENT. PERFORATIONS SHALL BE EQUALLY SPACED IN A PATTERN AND SIZE TO ALLOW FREE DRAINAGE THROUGH EDGER. STANDING WATER SHALL DRAIN WITHIN 8 HOURS FOLLOWING AN EVENT.
- 8 DRAINAGE SWALE PER CIVIL OR GRADING PLANS

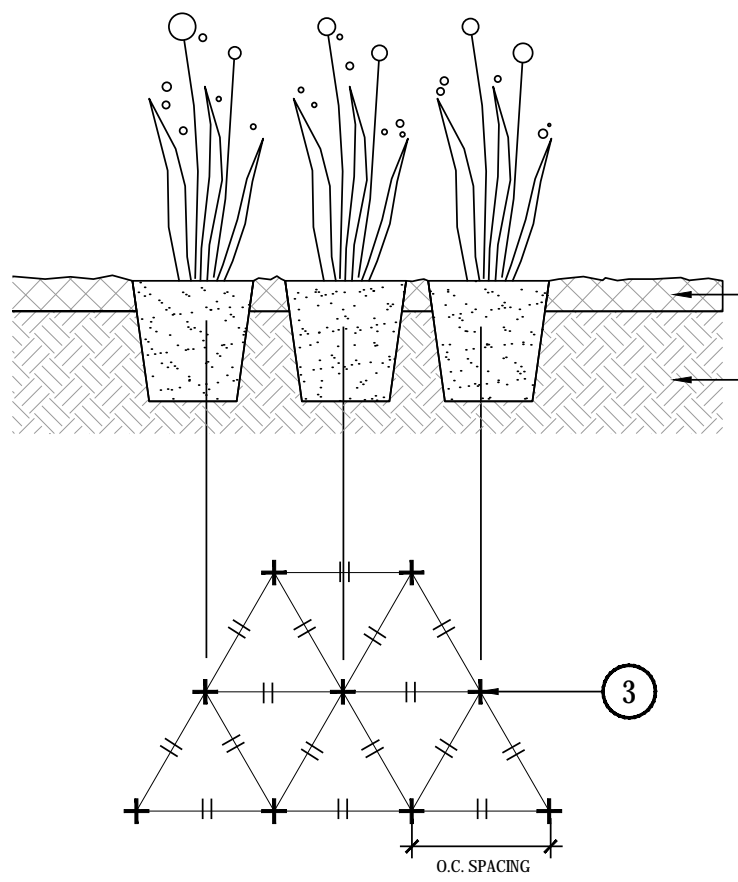
1 STEEL EDGER

NOT TO SCALE



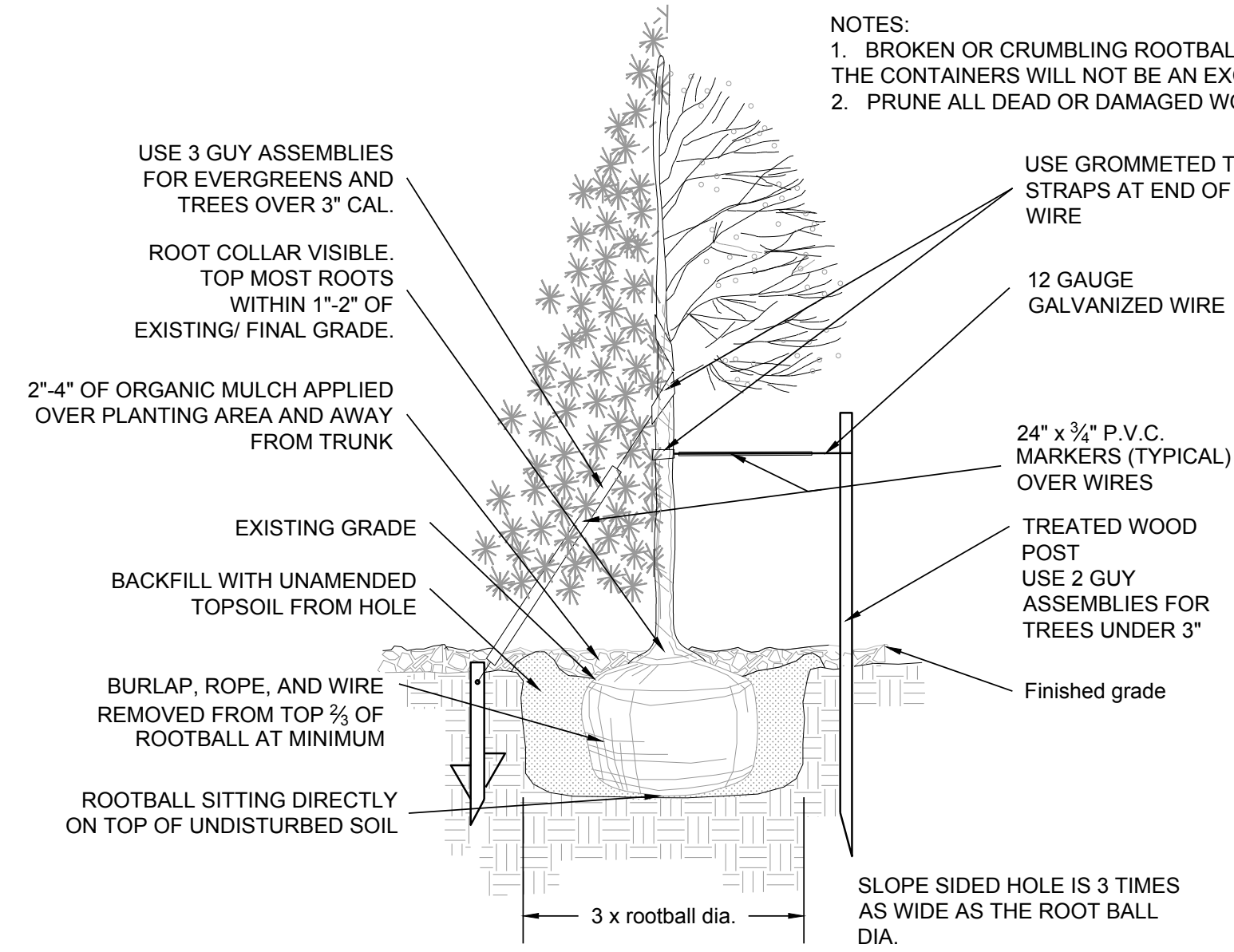
2 SHRUB PLANTING

NOT TO SCALE



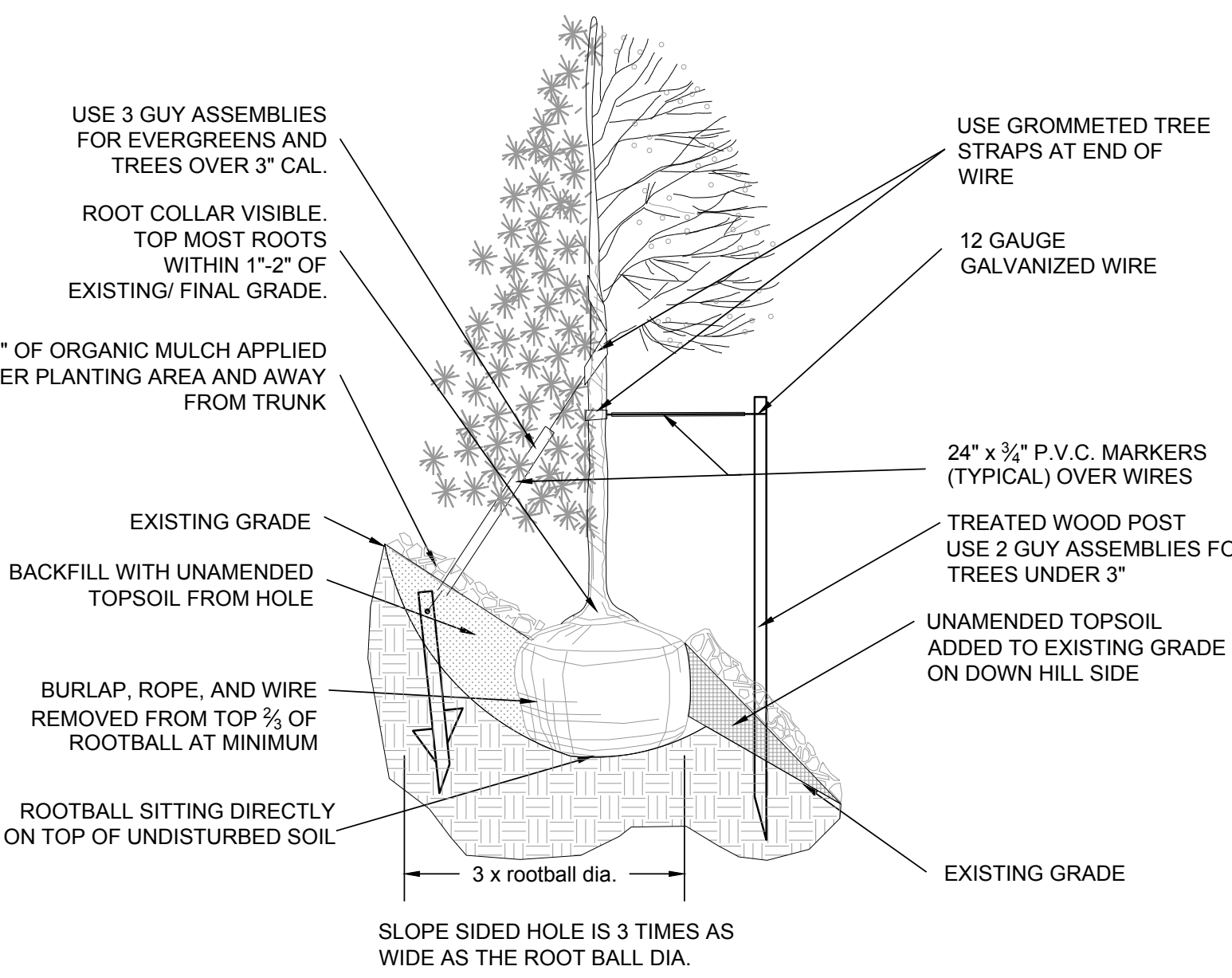
3 PERENNIAL PLANTING

NOT TO SCALE



- NOTES:
1. BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 2. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.

- NOTES:
1. ALL WORK TO BE DONE AT TIME OF PLANTING
 2. PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
 3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL.
 4. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 5. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
 6. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
 7. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
 8. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
 9. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
 10. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.



4 TREE PLANTING

NOT TO SCALE

518 17th Street
Suite 1575
Denver, CO 80202
www.ees.us.com
303-572-7997



FINAL DEVELOPMENT PLAN

POMPONIO TERRACE FILINGS 1 & 2

ADAMS COUNTY, CO 80030

SITE & LANDSCAPE DETAILS

PROJECT NO: PHT004.01
DESIGNED BY: PCS GROUP
DRAWN BY: JI
DATE: 08/11/16

L2.1

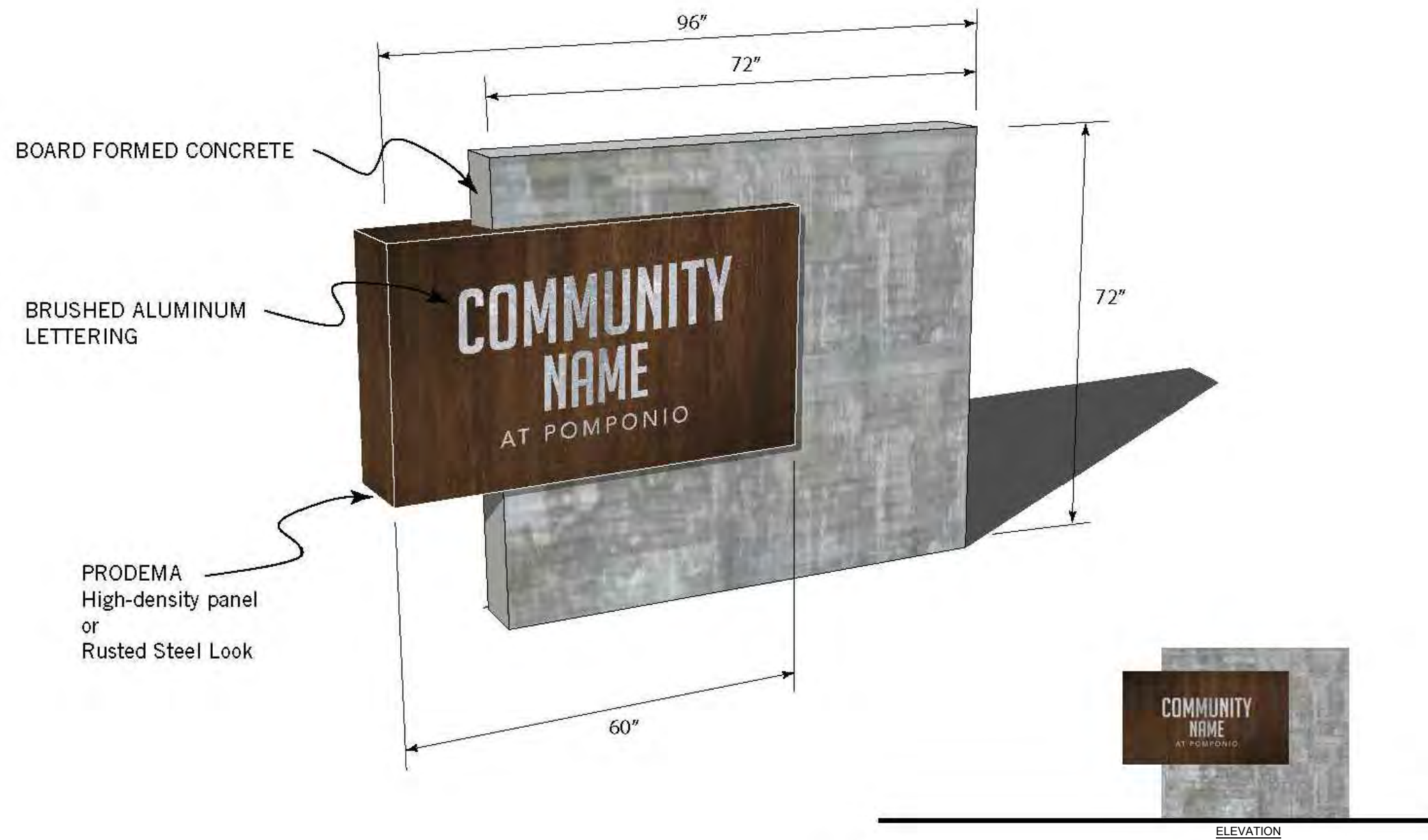
SIGNAGE NOTES

MONUMENT SIGNAGE NOTES

1. MONUMENT SIGN IS TYPICAL AND SUBJECT TO CHANGE. FINAL SIGN DESIGN AND CONSTRUCTION DETAILS SHALL BE SUBMITTED AS PART OF A PERMIT PROCESS. DRAWING IS SHOWN TO ILLUSTRATE DESIGN INTENT AND SCALE.
2. (1) MONUMENT SIGN WILL BE INSTALLED AS PART OF FILINGS 1 & 2. IT WILL BE LOCATED AT THE INTERSECTION OF W. 70TH AVE. & CLAY ST.
3. PROPOSED MONUMENTATION MAY CONSIST OF A VARIETY OF BUILDING MATERIALS INCLUDING STONE, CONCRETE, METAL, STUCCO OR COMBINATION THERE OF.
4. APPROX SIGNFACE AREA = ±40SQ FT. MAX
5. SIGN HEIGHT = 6' MAX.
6. SETBACK FROM W. 70TH AVE RIGHT OF WAY = 8 FEET
7. SETBACK FROM NEAREST LOT LINE = 6.52 FEET
8. MONUMENT LANDSCAPE BED = ±70SQ FT.

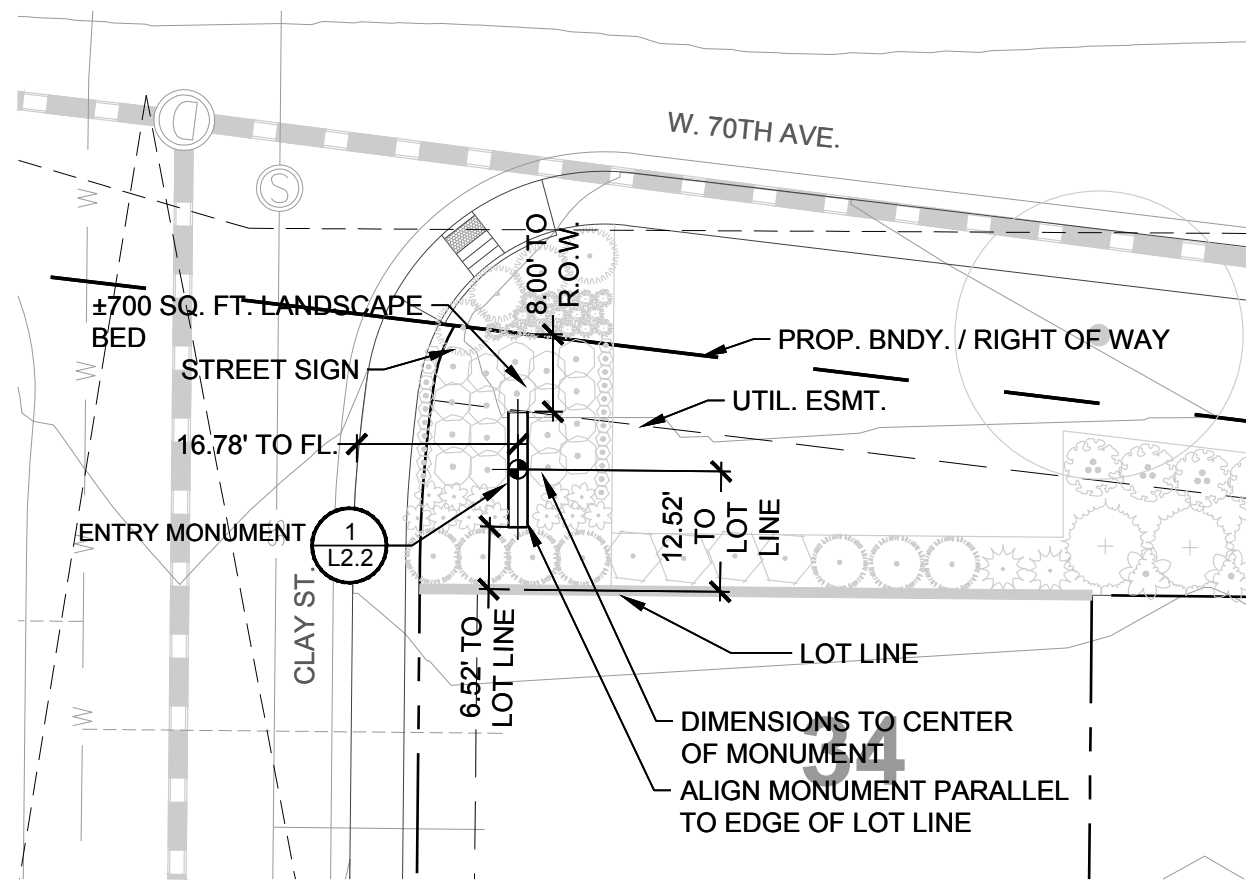
MARKETING SIGNAGE NOTES

9. MARKETING SIGN DESIGN AND CONSTRUCTION DETAILS SHALL BE SUBMITTED AS PART OF A SEPARATE PERMIT PROCESS.
10. A MINIMUM OF (3) LARGE MARKETING SIGNS ARE PROPOSED TO BE LOCATED ON FEDERAL BLVD. AND/OR ON W. 70TH AVE. LARGE MARKETING SIGNS SHALL RANGE IN SIZE FROM 12'X8' TO 16'X12'.
11. MULTIPLE DIRECTIONAL/MARKETING SIGNS SHALL BE PLACED THROUGHOUT THE DEVELOPMENT. DIRECTIONAL/MARKETING SIGNS SHALL RANGE IN SIZE FROM 4'X8' TO 8'X12'.

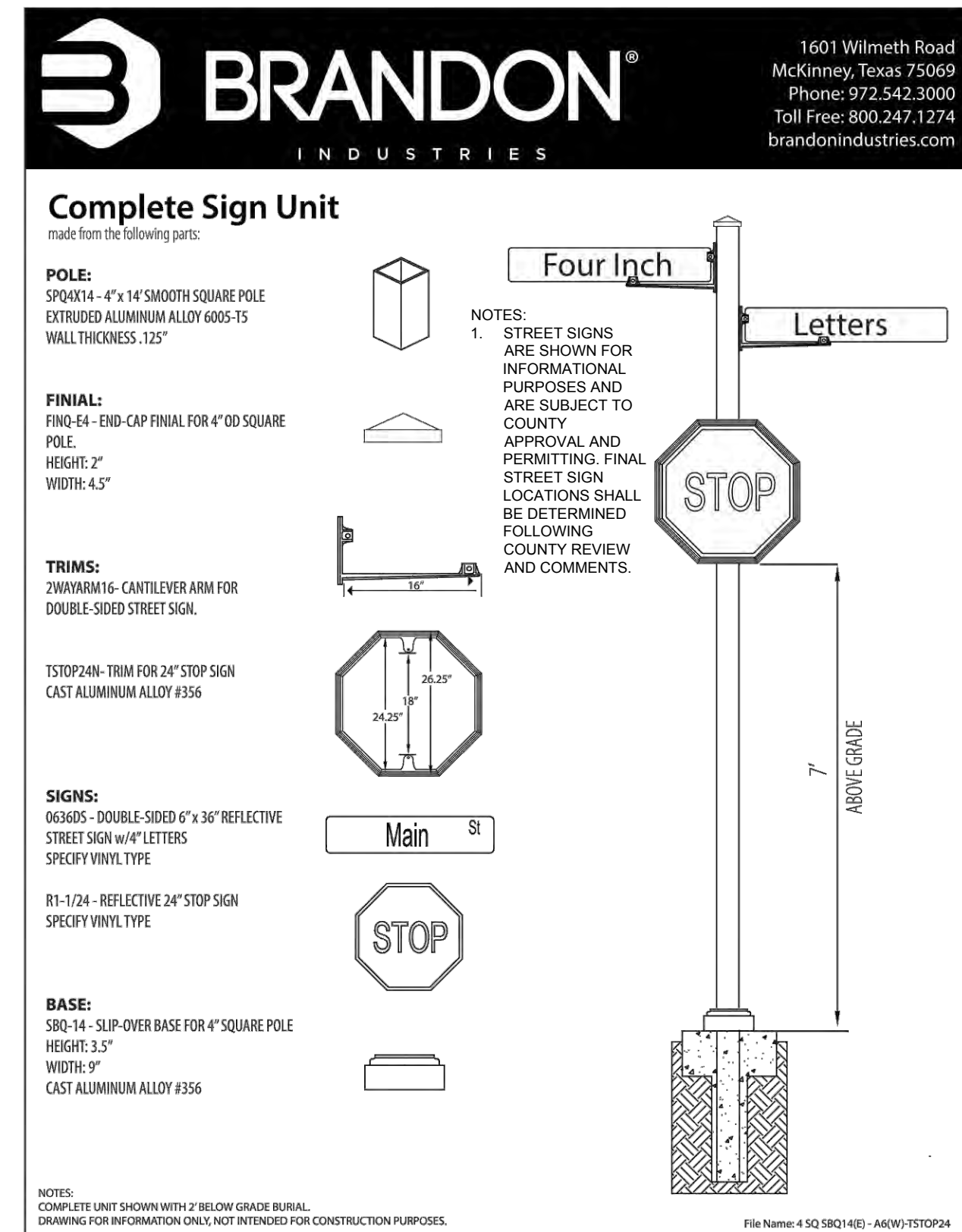
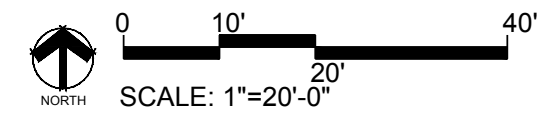


1 ENTRY MONUMENT

NOT TO SCALE



2 MONUMENT LAYOUT PLAN



3 ENHANCED STREET SIGN

NOT TO SCALE

DESIGN IS TYPICAL.
SPECIFIED EQUIPMENT
AND MATERIALS MAY BE
SUBJECT TO CHANGE.

people creating spaces
pcs group inc. www.pcsgruopco.com
#3, B-180 Independence plaza
1007 16th street denver co 80265
t 303.531.4905 . f 303.531.4908

BRANDON
INDUSTRIES
1601 Wilmeth Road
McKinney, Texas 75069
Phone: 972.542.3000
Toll Free: 800.247.1274
brandonindustries.com

518 17th Street
Suite 1575
Denver, CO 80202
www.ees.us.com
303-572-7997

EES
ENTITLEMENT AND
ENGINEERING SOLUTIONS, Inc.

Pomponio
TERRACE

FINAL DEVELOPMENT PLAN

POMPONIO TERRACE FILINGS 1 & 2

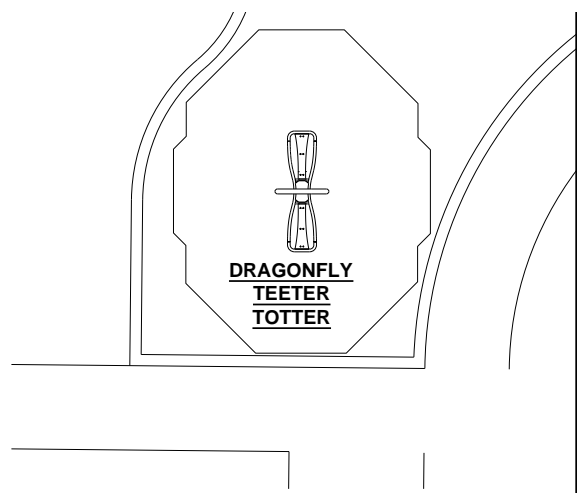
ADAMS COUNTY, CO 80030

SITE & LANDSCAPE DETAILS

PROJECT NO: PHT004.01
DESIGNED BY: PCS GROUP
DRAWN BY: JI
DATE: 08/11/16

L2.2

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7 PLAYGROUND LAYO
LOCATED IN LINEAR PARK, TYPICAL - S

POMPONIO TERRACE
E 1/2 Section 5, Township 3 South, Range 68 West of the 6th P.M.
ADAMS COUNTY, COLORADO
Planned Unit Development

ARCHITECTURAL STANDARDS

1.1 Facades

- a. All facades shall have durable siding materials which may include vinyl, cement fiber, engineered wood composite, stucco, rust resistant architectural metals or a combination of the above.
- b. Material diversity is required. A minimum of two different materials shall be incorporated in each elevation. Variations of the same material (scallop, fish-scale, lap siding, vertical board and batten) of the same or different color will be considered different materials. The coverage of the second material does not need to be evenly distributed.
- c. There shall be no windowless elevation.

1.2 Roofs

- a. The homes shall have a minimum pitch on the predominant roof planes of at least 3:12 (excluding dormers, porch roofs and other extensions.)
- b. Acceptable roofing materials includes architectural grade composition roofing.
- c. Rooftop equipment, HVAC units, swamp coolers and antennas, shall not be placed on the street side facing portion of the roof. Solar Panels will be allowed on the street facing sides. This standard does not apply to those items listed below:
Piping, venting, flashing, solar panel frames and other rooftop equipment exposed to view shall be finished to match the roof surface color or otherwise designed to blend with the roof surface.

1.3 Windows and Doors

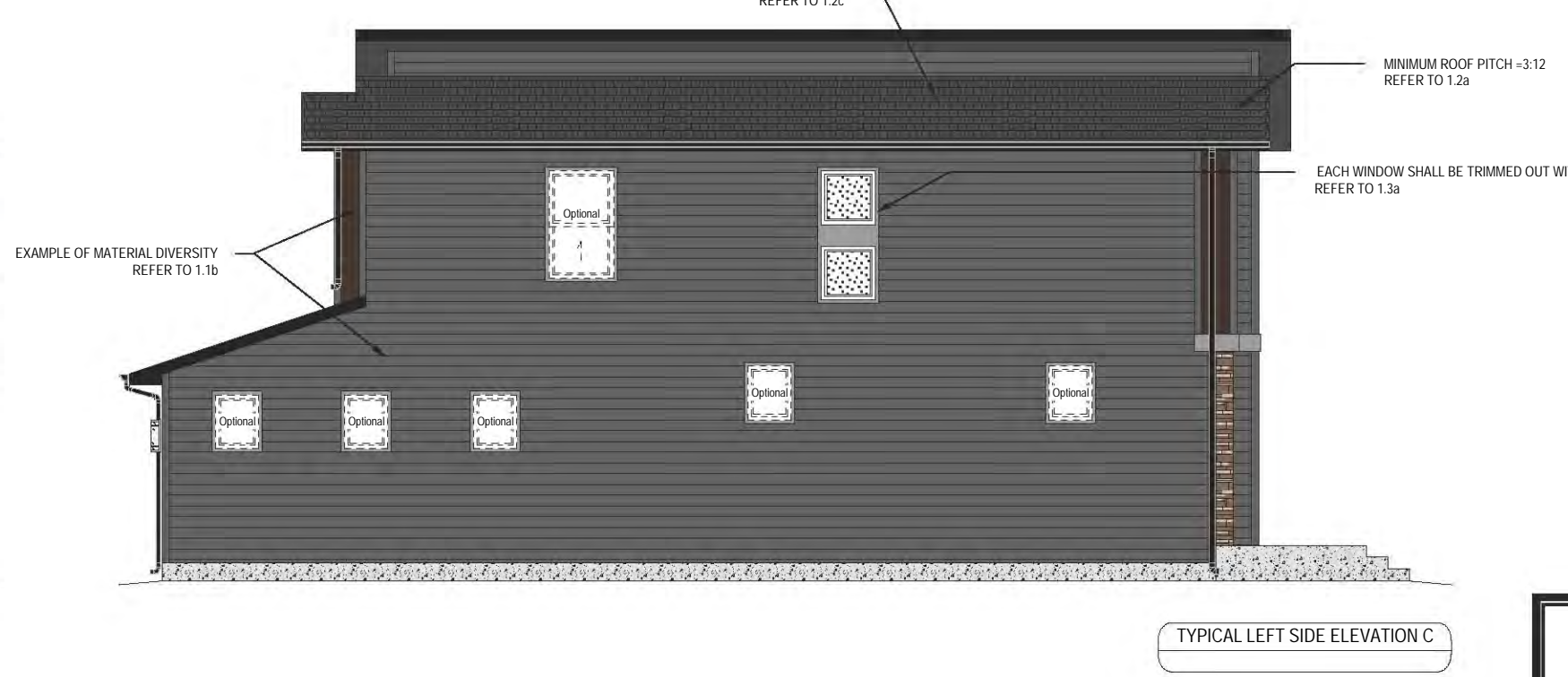
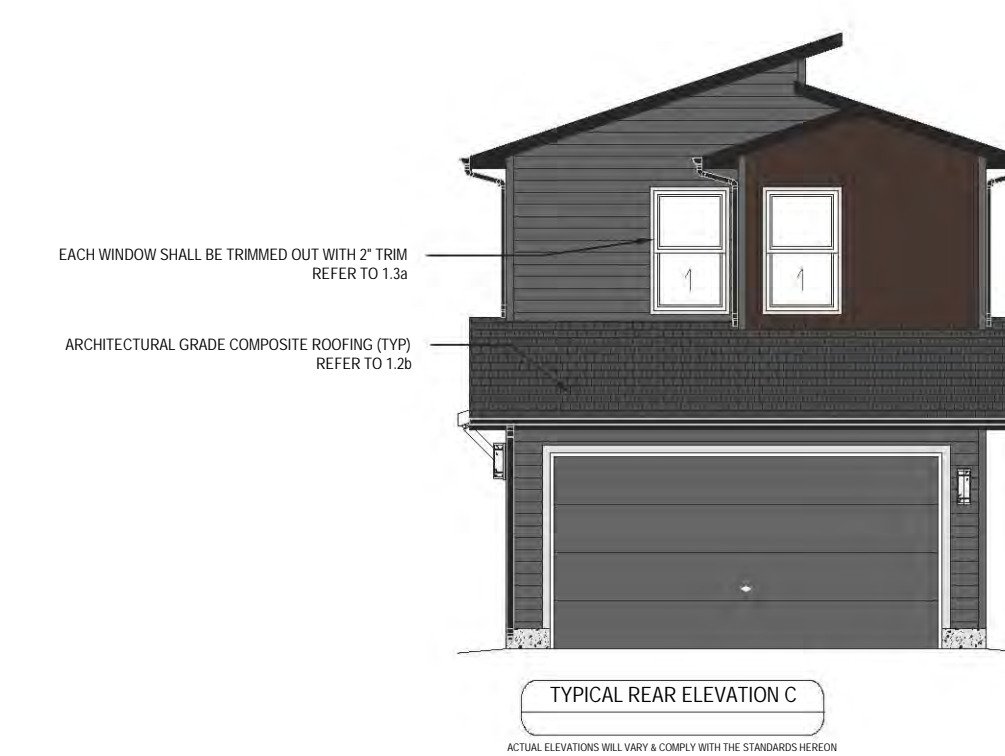
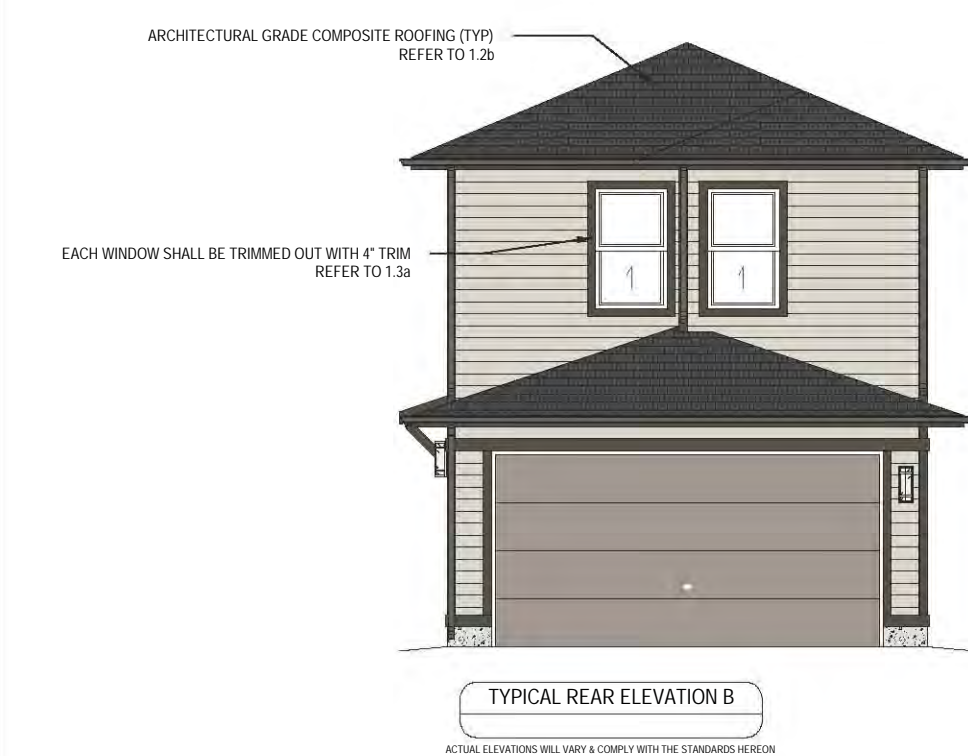
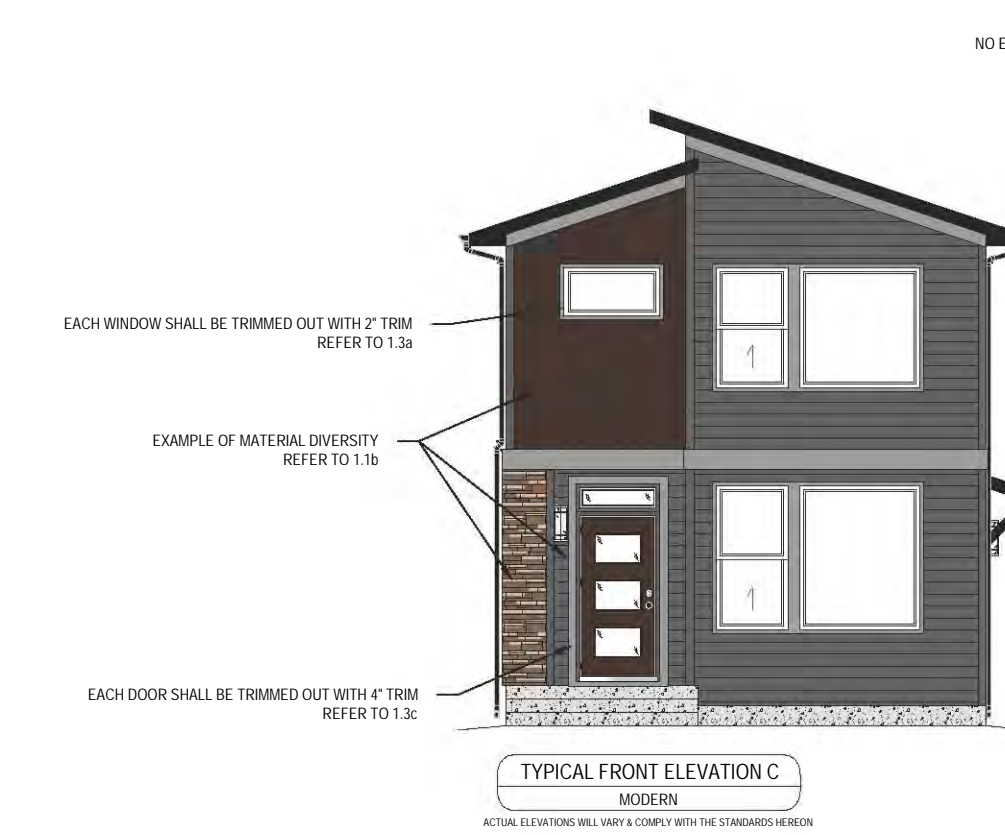
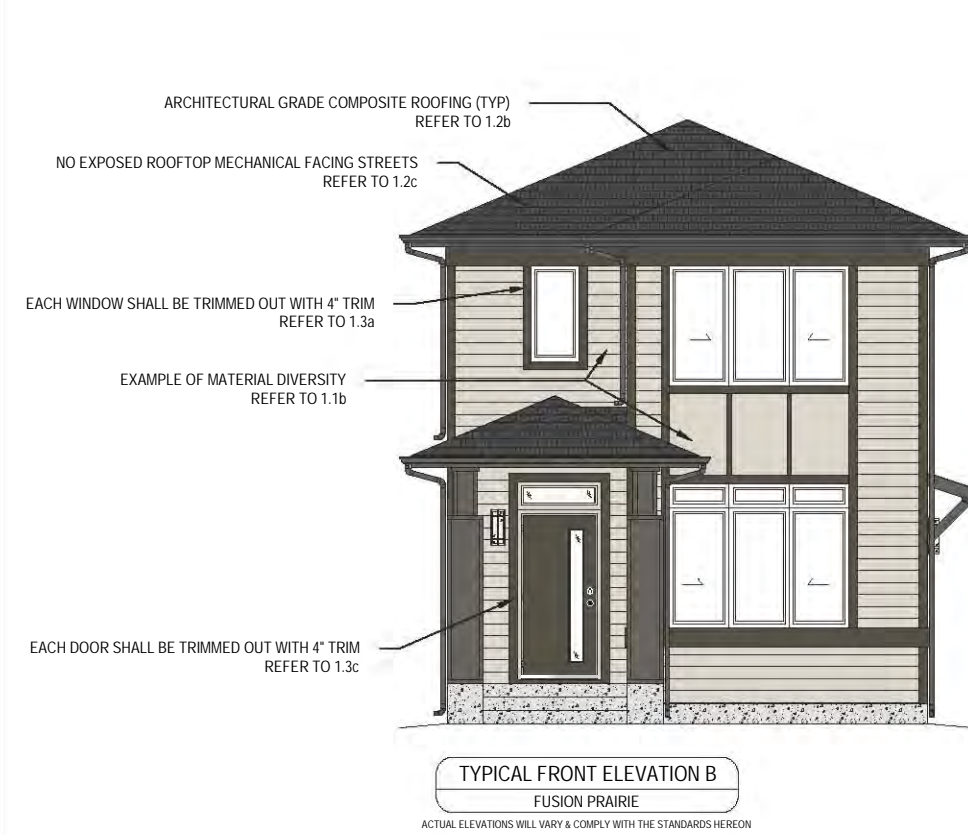
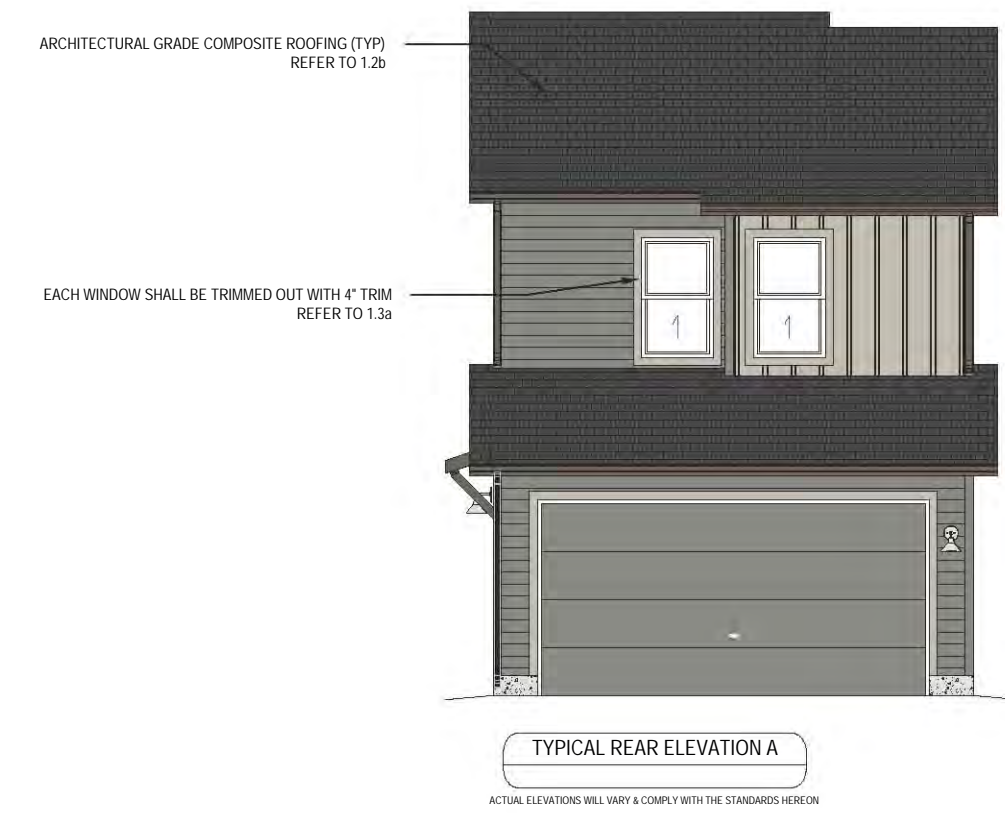
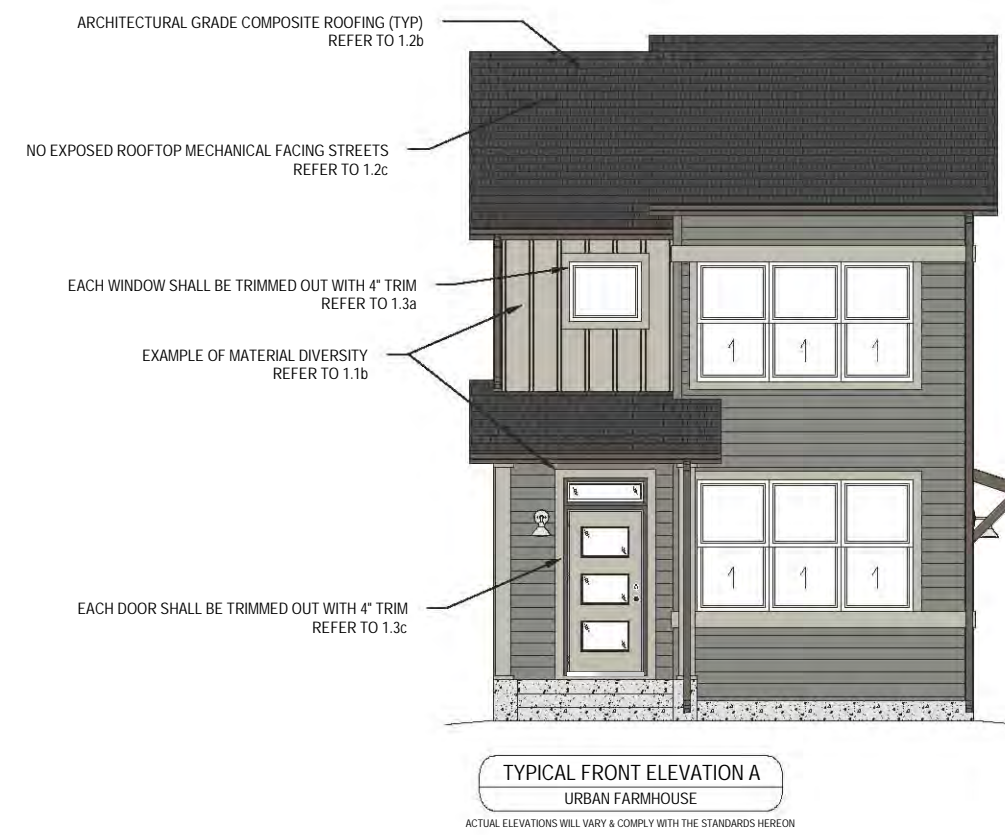
- a. Each window shall either have a minimum 4" nominal wide wood trim border for Elevations A and B and a minimum 2" nominal wide wood border for Elevation C.
- b. Window frames shall be vinyl.
- c. Each door shall either have a minimum 4" nominal wide wood trim border .

ARCHITECTURAL CHARACTER

Pomponio Terrace is envisioned as a unique community that is eager to welcome a number of personal styles. The goal in Pomponio Terrace is to accommodate the desires and needs of these many personalities while creating an exciting yet compatible environment.

Pomponio Terrace will provide a blend of the old with the new. There will be a fusion of traditional and modern architectural styles that will offer a creative edge to the design opportunities. The exterior colors will be a collection of environmental influences balanced with creative bold colors to enhance architectural details.

The intentions of the Architectural Guidelines will be to create a contemporary, vibrant community - an urban fusion of architectural styles that is comfortable and friendly to all its residents.



COLOR SCHEME #5

APPROVAL CERTIFICATE

ENGINEERING: _____ INITIALS/DATE _____

PLANNING: _____ INITIALS/DATE _____

OWNER: _____ INITIALS/DATE _____

XXXXX: _____ INITIALS/DATE _____

9'-1" MAIN FLOOR TO WINDOWS @ 7'-6" FROM TOP OF JOIST UNLESS NOTED OTHERWISE	
POMEROSA MAIN FLOOR 1418'	POMEROSA BASEMENT 476'
POMEROSA MAIN FLOOR 1437'	WILLOW BASEMENT 484'
AREA TABULATION (SQ. FT.)	
B. SANDMAN	1/4" = 1'-0"
DRAWN BY: B. SANDMAN	PROJECT NO. 2024-001
DRAFT DATE: 05/28/2025	SCALE: 1/4" = 1'-0"
NOTES	
NO.	
DATE	

CARDEL HOMES
9110 E. NICHOLS AVE SUITE 120
CENTENNIAL, CO 80112
PH: 303-662-8842
FAX: 303-662-8894

CARDEL



Development Review Team Comments

Date: 4/12/16

Project Number: PRC2016-00004

Project Name: Pomponio Terrace FDP and Final Plat

The following review comments and information from the Development Review Team is based on the information you submitted and applicable to the submitted documents only. Please contact the case manager if you have any questions.

For submission of revisions to applications, a cover letter addressing each staff review comments must be provided. The cover letter must include the following information: restate each comment that require a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff.

Commenting Division: Development Services, Planning

Email: ecollins@adcogov.org

PLN1. This request is for Final Development Plan and Final Plat for 121 residential units on approximately 21.42 acres.

- a. The final plat and FDP were submitted on March 9, 2016.
- b. The BOCC approved a Preliminary plat and PDP for 248 lots on February 17, 2015.

PLN2. A Subdivision Improvement Agreement is requirement with Final Plat submittal pursuant to Section 2-02-17-04 (Major Subdivision, Final Plat) and Section 5-02-05.

- a. Construction plans have not been approved and an SIA was not submitted with the initial application.
- b. **An SIA and applicable collateral is required prior to scheduling any public hearings.**
- c. The PLD fee for Pomponio Terrace Filing 1 and 2 is \$237,232.26 (paid).

PLN3. FDP Criteria for Approval:

- a. Conforms to Comprehensive Plan.
 - i. Meets goals of Urban Residential designation (variety of housing types).
- b. Conforms to PUD Standards.
 - i. Minimum 1 acre.
 - ii. Superior design/ compatible with adjacent uses
 - iii. Minimum 30% Open Space with 25% active. **This has not been demonstrated.**

- iv. Pedestrian and bicycle amenities
- c. Consistent with any approved PDP.
 - i. The BOCC approved the Preliminary Development Plan on December 8, 2015.
- d. Construction Plans meet requirements of Development Standards and Regulations.
Plans not yet approved by Engineering.

PLN4. Final Plat Criteria for Approval:

- a. Consistent and conforms to approved preliminary plat.
- b. Conformance with subdivision design standards.
- c. Sufficient water and public sanitation.
- d. No presence of soil or topographical conditions or hazards.
- e. Adequate drainage facilities.
- f. Adequate public infrastructure or cash-in-lieu.

PLN5. Density

- a. Average 5.65 dwelling units per acre
- b. 46 front-loaded/ 75 rear-loaded
- c. Conforms to approved PDP/ Compatible with surrounding area.

PLN6. Subdivision Signage:

- a. Proposed 2 entry monument signs.
- b. Maximum height-6 ft and maximum width-8'
- c. Section 4-14-06-04 states subdivision signs shall not exceed 40 square feet in area and shall not exceed 12 feet in height. **The FDP does not conform to these requirements.**
- d. Signs shall be set back a minimum of 8 feet from the front property line and equal to the height of the sign from the side and rear property lines.
- e. The freestanding sign must also comply with the landscape requirements of 2.5 square feet per square foot of sign area.
- f. Please include sign maintenance in the HOA responsibilities.

PLN7. Common Areas:

- a. County maintenance responsibilities can be limited to within the ROW (does not need to define each item).
- b. Individual tracts are not defined in the FDP (i.e. purpose, ownership and maintenance).

PLN8. Open Space:

- a. Section 3-29-03-05 regulates open space requirements in PUDs.
- b. **A minimum of 30% open space shall be required in all PUDs. The FDP states approximately 35% is provided; however, the FDP does not include diagrams and tables to show conformance with this requirement, including 25% active recreation requirements.**
- c. Consider utilizing Section 4-07-02-02-02 as landscape requirements for individual lots (attached).

- d. **Please include details for individual lot landscape and right-of-way landscape along internal streets.**

PLN9. Development Standards:

- a. Required covered porches
- b. Maximum residential building height-40' (R-1-C zone district maximum 25'). **Please explain maximum height request.**
- c. Proposed front setback (5')/ Side (3')/ rear (4-10'). **Staff has concerns with proposed side setbacks.**
- d. **Accessory structure standards are not included.**

PLN10. Subdivision Design Standards

- a. ROW landscape does not indicate the minimum required 50% living ground cover in addition to trees/shrubs.
- b. Please provide detail on detention pond landscape (Section 5-03-05-03).
- c. Please provide noxious weed management plan (Section 5-03-05-05).
- d. Corner lots in the subdivision do not conform to Section 5-03-03-07 (must be wider to accommodate setbacks).
- e. Proposed 5' concrete trail connection conforms to Section 5-03-07 (Pedestrian System and Access Design).

PLN11. Parking:

- a. Minimum 2 car garage per dwelling.
- b. **Please provide parking ratio and parking diagram.**

PLN12. Fencing:

- a. Section 5-03-07-03, berms and landscape are preferred.
- b. Proposed 3.5' rail fencing along frontage and 6' solid cedar fencing for privacy.
- c. No concerns.

PLN13. Other:

- a. Please describe the CC & RS before using the acronym.
- b. Proposed housing types include single family detached front and rear loaded. **Please update Sheet reference numbers on Sheet 2, Section D.**
- c. Community characteristics/requirements shall comply with Design Review Committee; however Section L. indicates there is no DRC. **Section L and M are conflicting.**
- d. **Planning Director approval for overall architectural intent? Section K indicates a variety of styles...what are the parameters? These should be defined, not left to Director/administrative approval.**
- e. **Please define proposed outdoor storage and purpose.**
- f. **Access and Maintenance Easements: Clear Creek Station Metro District?**
- g. **Remove option to reduce building separation less than 10'**

- h. **Explain purpose of side yard use easements.**
- i. **Repetition of several sections. See highlighted document.**
- j. **Staff has concerns with blank elevations (i.e. no windows).**

Commenting Division: Development Services, Engineering:

Name of Review: Matt Emmens

Email: memmens@adcogov.org

Pending completion of plans review.

Commenting Division: Development Services, Right-Of-Way

Name of Review: Bob Kovacs

Email: rkovacs@adcogov.org

ROW1:

Addresses provided for Filing 1, Block 1 lots one, two and three are based upon the assumption that these lots will not directly access a maintained County right-of-way. If this is incorrect, get back in touch with County and we can adjust these addresses.

ROW2: Remove indications of improvements shown on plats. However, leave all references to and line work indicative of easements as shown.

ROW3: Provide the following drainage easement note:

“The policy of the County requires that maintenance access shall be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owners shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by the subdivision development agreement. Should the owner fail to maintain said facilities, the County shall have the right to enter said land for the sole purpose of operations and maintenance. All such maintenance cost will be assessed to the property owners.”

ROW4: Provide the following note and show graphically on lots throughout plat:

“Six-foot (6') wide dry utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements

and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation.”

ROW5: Provide a note or table stating the purpose, maintenance responsibility and ownership of all tracts.

ROW6: Following corrections return the plats for additional review.

Commenting Division: Building Safety

Name of Review: Justin Blair

Email: jblair@adcogov.org

BSD1- Given the numerous issues encountered with allowing a 3' setback from the building codes, I recommend requiring a minimum 5' setback to include any roof overhangs. This would allow and align with the Development Standards of maintaining a minimum of 10' between structures.

BSD2- Language in the PUD regarding side use easement should include specific requirements to prohibit any combustible construction of decks, or other elements to include vegetation. There should also be language stating that improvements can only be made up to the property line, and shall not extend across the property line.

Commenting Division: Parks and Open Space

Name of Review: Aaron Clark

Email: aclark@adcogov.org

No Comment.

Emily Collins

From: Jennifer Lothrop
Sent: Friday, March 18, 2016 4:10 PM
To: Emily Collins
Cc: Brigitte Grimm
Subject: PRC2016-00004 POPONIO TERRANCE FILING 1&2
Attachments: PRC2016-00004 Pomponio Terrace_Request for Comments (2).pdf

Case Name: POMPONIO TERRANCE FILING 1 & 2
Case Number: PRC2016-00004
Parcel #'s 0182505100028 and 0182505100029

The above mentioned parcels are paid in full, therefore, the Treasurer's Office has no negative input regarding this request.

Jennifer Lothrop

Treasurer Technician

Adams County Treasurer's Office
4430 S. Adams County Pkwy., Ste. C2436
Brighton, CO 80601
720.523.6761 | www.adcotax.com
Mon. - Fri. 7am - 5pm



Adams County Mission
To responsibly serve the Adams County Community with integrity and innovation.





COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227 | F 303.291.7114

April 1, 2016

Ms. Emily Collins
Adams County Community and Economic Development Department
4430 South Adams County Parkway, 1st Floor, Suite W200
Brighton, CO 80601

RE: Pomponio Terrace Filing 1&2, PRC2016-00004

Dear Ms. Collins:

Thank you for the opportunity to comment on the Pomponio Terrace Filing 1&2, located southeast of the intersection of Federal Boulevard and West 70th Avenue, proposing the construction of 121 single family residential dwellings on approximately 22 acres.

The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority. Current CPW policy directs our efforts towards proposals that will potentially have high impacts to wildlife and wildlife habitat. The emphasis of CPW's concerns is on large acreages, critical habitats, wildlife diversity, and impacts to species of special concern, or those that are state or federally endangered.

District Wildlife Manager Jordan Likes recently visited the site. The currently undeveloped parcel of land consists of agricultural fields surrounded by developed lands. Due to the size of the parcel and the adjacent development, the potential impacts of this proposed development may be characterized as minimal.

This may not mean that the landscape has no value to wildlife or value to the community. It is important to remember that incremental and cumulative loss of natural areas and open spaces will, over time, significantly degrade the overall quality of wildlife habitat in the area. Please contact us if we can be of assistance in implementing your proposal to minimize negative impacts and maximizing potential enhancements to support living with wildlife in our community. If you have any further questions, please contact District Wildlife Manager Jordan Likes at 303.291.7135.

Sincerely,

Liza Hunholz
Area Wildlife Manager

Cc: S. Yamashita, T. Kroening, J. Likes,



COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



Karen Berry
State Geologist

April 6, 2015

Emily Collins
Adams County
Community & Economic Development Department
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601-8216

Location:
E½ Section 5,
T3S, R68W, 6th P.M.
39.8208, -105.0191

**Subject: Pomponio Terrace – Final Development Plan (FDP), Final Plat, and SIA for Filings 1 and 2
Case Number PRC2016-00004; Adams County, CO; CGS Unique No. AD-15-0013**

Dear Ms. Collins:

Colorado Geological Survey has reviewed the Pomponio Terrace final development plan (FDP) for 121 lots on 21.4 acres, and major subdivision (final plat) for 69 lots on 11.215 acres and 52 lots on 7.985 acres. CGS previously reviewed the proposed Pomponio Terrace project; our comments were discussed in letters dated November 13, 2014 and January 12, 2015. With this referral, we received a Request for Comments (March 15, 2016), a Submittal Item 3 Written Explanation – Pomponio Terrace Filings One and Two (undated), an Overall Site Plan (EES, March 4, 2016), a set of Final Development Plans (EES, March 9, 2016), and final plats for Filings No. 1 and No. 2 (Foresight West Surveying, Inc., March 8, 2016). The currently proposed density and land use appear to be generally consistent with what CGS previously reviewed, and no new geologic or geotechnical information was submitted. CGS's original comments therefore remain valid:

Cesare, Inc.'s September 17, 2014 geotechnical report contains a valid description of surface and subsurface conditions, and provides appropriate *preliminary* recommendations for mitigating the site's moderately to highly expansive clay soils. I agree that overexcavation, as described on pages 3 and 4 of Cesare's report, will be necessary to lower the swell potential and reduce the risk of differential heave and structural damage. Water injection is a less consistent, less reliable method of "pre-swelling" the site soils.

Once overexcavation, if performed, and site grading are complete, additional, lot-specific geotechnical investigations will be needed to better characterize soil engineering properties such as expansion/consolidation potential, density, strength and allowable bearing pressures. This information will be needed to verify that swell potentials have been sufficiently reduced, and to design individual foundations, floor systems, subsurface drainage, and pavements.

Provided Cesare's recommendations for overexcavation and additional, lot-specific investigations are correctly implemented, the site does not present any geologic hazards or development constraints that would preclude the proposed use and density. **CGS therefore has no objection to approval of the FDP and major subdivision (final plat) as proposed.**

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



April 5, 2016

Emily Collins
Community and Economic Development
4430 South Adams County Parkway
1st Floor, Suite W2000A
Brighton CO 80601-8216

RE: Pomponio Terrance Filing 1 and 2, PRC2016-00004
TCHD Case No. 3842

Dear Ms. Collins:

Thank you for the opportunity to review and comment on the proposed Final Development Plan, Major Subdivisions and Subdivision Improvement Agreement for the property located at along West 70th Avenue east of Federal Boulevard. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and has the following comments.

Closed Landfill

According to TCHD's records, there is a closed landfill located on the subject property. Flammable gas from decomposing organic matter in old landfills may travel up to 1,000 feet from the source. Because construction is planned on this property, we recommend the following:

1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to Tri-County Health Department (TCHD) for review and approval.
2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.

In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.

Community Design for Active Living

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. 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 commends the applicant for the connection from the development to the Little Dry Creek Trail mentioned in the application narrative. It was not clear from the application materials what

is planned for other pedestrian facilities throughout the development. Designers of "active living" communities typically recommend that sidewalks be a minimum of clear width of five 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. For connections that anticipate both pedestrian and bicyclists, eight-foot wide sidewalks are recommended.

Existing On-Site Wastewater Treatment System

TCHD has a record of permitting an On-Site Wastewater Treatment System (OWTS) a residence at 6856 Federal Boulevard. The plan indicates that the buildings on that property will be removed. Consequently, the OWTS will need to be properly abandoned. Proper abandonment of the OWTS requires the following:

- Confirming that the tank is empty. If any liquids remain in the tank, the tank shall be pumped dry by a system cleaner licensed by TCHD
- Once the septic tank has been pumped dry, it may either be backfilled with soil, crushed and buried on the site, or excavated and disposed in a permitted solid waste disposal facility.
- Provide written notification of the abandonment to TCHD

Please feel free to contact me at (720) 200-1571 or slynch@tchd.org if you have any questions.

Sincerely,



Sheila Lynch
Land Use Program Coordinator
Tri-County Health Department

CC: Monte Deatrich, Sheila Lynch, TCHD

Emily Collins

From: Doug Hall
Sent: Tuesday, April 05, 2016 3:50 PM
To: Emily Collins
Subject: RE: PRC2016-00004 Pomponio Terrace FDP Request for Comments

Ms. Collins, thank you for the opportunity to review and comment on the Pomponio Terrace project.

Just wanted to let you know I have nothing of substantial value to offer regarding this project.

Again, thanks and I wish you the best.

Doug Hall – Fire Chief
City of Westminster, CO
303 658-4542
dhall@cityofwestminster.us
Website: <http://www.ci.westminster.co.us/Safety/FireDepartment.aspx>

Westminster: The Next Urban Center of the Colorado Front Range

From: Emily Collins [<mailto:ECollins@adcogov.org>]
Sent: Tuesday, March 15, 2016 2:10 PM
To: 'Chris Wilder' <cwilder@acfpd.org>; 'brandyn.wiedrich@centurylink.com' <brandyn.wiedrich@centurylink.com>; 'tony.waldron@state.co.us' <tony.waldron@state.co.us>; 'svsellers@hotmail.com' <svsellers@hotmail.com>; 'bradley.sheehan@dot.state.co.us' <bradley.sheehan@dot.state.co.us>; 'caryb.pilon@state.co.us' <caryb.pilon@state.co.us>; 'joe.padia@state.co.us' <joe.padia@state.co.us>; 'CGS_LUR@mines.edu' <CGS_LUR@mines.edu>; 'thomas_lowe@cable.comcast.com' <thomas_lowe@cable.comcast.com>; 'patrickstock@crestviewwater.net' <patrickstock@crestviewwater.net>; 'Sharon Whitehair' <sharonwhitehair@gmail.com>; 'tbarnhart@hylandhills.org' <tbarnhart@hylandhills.org>; 'csimmonds@mwr.d.dst.co.us' <csimmonds@mwr.d.dst.co.us>; 'danmicek@comcast.net' <danmicek@comcast.net>; 'chris.quinn@rtd-denver.com' <chris.quinn@rtd-denver.com>; 'mary.c.dobyns@usps.gov' <mary.c.dobyns@usps.gov>; 'George, Donna L' <Donna.L.George@xcelenergy.com>; 'westadamscd@gmail.com' <westadamscd@gmail.com>; 'lbroten@tchd.org' <lbroten@tchd.org>; 'Land Use' <LandUse@tchd.org>; Walsh, Andy <awalsh@CityofWestminster.us>; Cummins, Mac <mcummins@CityofWestminster.us>; 'jpeterson@adams50.org' <jpeterson@adams50.org>; Hall, Doug <DHall@CityofWestminster.us>
Cc: Justin Blair <jblair@adcogov.org>; Eric Guenther <EGuenther@adcogov.org>; Matthew Emmens <MEmmens@adcogov.org>; Robert Kovacs <RKovacs@adcogov.org>; Christine Francescani <CFrancescani@adcogov.org>; Aaron Clark <AClark@adcogov.org>; Lynn Obremski <LObremski@adcogov.org>; Brigitte Grimm <BGrimm@adcogov.org>; Mark Moskowitz <MMoskowitz@adcogov.org>; Nikki Blair <NBlair@adcogov.org>; Amanda Overton <AOverton@adcogov.org>; Michael Kaiser <MKaiser@adcogov.org>; Jen Rutter <JRutter@adcogov.org>
Subject: PRC2016-00004 Pomponio Terrace FDP Request for Comments

Good Afternoon,

Please review the attached Request for Comments for the case listed above. The referral agency deadline date is **4/5/2016**. If you have any additional questions please contact me at 720.523.6820.

Thank you,

Emily Collins

From: McConnell, John [jmconne@CityofWestminster.us]
Sent: Tuesday, April 05, 2016 5:11 PM
To: Emily Collins
Subject: Comments for PRC2016-00004 Pomponio Terrace Filing 1 & 2

Dear Ms. Collins,

Please accept the following comments from the City of Westminster regarding the above-referenced project:

The City of Westminster fully appreciates and supports well-designed developments such as the one proposed for this site. However, in an effort to further coordinate the ongoing efforts of Westminster, Adams County, and CDOT to appropriately plan future intersections and traffic signals along Federal Boulevard, the City would prefer that the main access to this development occur via a westward extension of 69th Avenue rather than the proposed route of existing 70th Avenue so that all affected parties could be united in embracing a traffic signal at 69th Avenue, otherwise known as Westminster Station Drive. This preferred alignment would not only better facilitate the location of said signal, but would provide more direct vehicle and pedestrian access from the proposed development to the new Westminster Station. In our opinion, this would be an incredibly valuable asset to the future residents of the Pomponio Terrace neighborhood. That being said, the City of Westminster is ready and willing to discuss any reasonable partnership opportunities that would accomplish this result while also satisfying the developer's needs and desires. We value our long-standing relationship with Adams County and look forward to working toward a solution that all parties can agree with. Please do not hesitate to contact me if you have any questions or would like to discuss this matter further.

Respectfully submitted,

John McConnell, AICP | Acting Principal Planner | City of Westminster Community Development | 4800 W. 92nd Ave.,
Westminster, CO 80031 |
V: 303.658.2474
Email: jmconne@cityofwestminster.us

City Hall Hours:
Monday - Thursday 7:00 am to 6:00 pm (Closed Fridays)



WESTMINSTER



Request for Comments

Case Name:	POMPONIO TERRANCE FILING 1 & 2
Project Number:	PRC2016-00004

March 15, 2016

Adams County Planning Commission is requesting comments on the following request:

- 1) Final Development Plan (FDP) to allow 121 lots on approximately 21.4 acres in the P-U-D, Planned Unit Development zone district;
- 2) Major Subdivision (Final Plat) to create 69 lots on approximately 11.215 acres in the P-U-D, Planned Unit Development zone district;
- 3) Major Subdivision (Final Plat) to create 52 lots on approximately 7.985 acres in the P-U-D, Planned Unit Development zone district;
- 4) Subdivision Improvement Agreement (SIA) for Filing No.1; and
- 5) Subdivision Improvement Agreement (SIA) for Filing No. 2.

This request is located at 6856 FEDERAL BLVD

The Assessor's Parcel Number is 0182505100028, 0182505100029

Applicant Information: POMPONIO TERRANCE HOLDINGS LLC
ATTN JAMES R MERLINO
1140 US HIGHWAY 287 APT 400-125
BROOMFIELD, CO 800207080

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or (720) 523-6800 by **4/5/2016** 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 ECollins@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information.

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.

Emily Collins
Case Manager



Public Hearing Notification

Case Name:	Pomponio Terrace Filing 1 and 2
Case Number:	PRC2016-00004
Board of County Commissioners Hearing Date:	October 4, 2016 at 5:30 PM

August 26, 2016

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

1) Final Development Plan (FDP) to allow 126 lots on approximately 21.4 acres in the P-U-D, Planned Unit Development zone district; 2) Major Subdivision (Final Plat) to create 74 lots on approximately 11.791 acres in the P-U-D, Planned Unit Development zone district; 3) Major Subdivision (Final Plat) to create 52 lots on approximately 8.323 acres in the P-U-D, Planned Unit Development zone district; 4) Subdivision Improvement Agreement (SIA) for Filing No.1; and 5) Subdivision Improvement Agreement (SIA) for Filing No. 2.

This request is located at 6856 FEDERAL BLVD-, CO 000000000

The Assessor's Parcel Number(s) 0182505100028, 0182505100029

Applicant Information: POMPONIO TERRACE HOLDINGS LLC
ATTN JAMES R MERLINO
1140 US HIGHWAY 287 APT 400-125
BROOMFIELD, CO 800207080

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Planning and Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Planning and Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Emily Collins
Case Manager

CERTIFICATE OF POSTING



I, Emily Collins do hereby certify that I had the property posted at

6856 Federal Blvd.

on September 23, 2016

in accordance with the requirements of the Adams County Zoning Regulations

Emily Collins

Emily Collins

2661 W 65TH PLACE LLC
PO BOX 1500
ARVADA CO 80001-1500

ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

2812 W 66TH LLC
1170 CAMINO MELENO
SANTA BARBARA CA 93111-1005

AGUILAR ELENA
11664 GRANT ST
NORTHGLENN CO 80233-2006

6860 FEDERAL BOULEVARD LLC
2471 S JOSEPHINE ST
DENVER CO 80210-5413

ALBERT SAM E
2650 FERN DR
WESTMINSTER CO 80030-5649

6990 FEDERAL BLVD LLC
2471 S JOSEPHINE ST
DENVER CO 80210-5413

ALCANTAR SALVADOR
7051 CANOSA CT
WESTMINSTER CO 80030-5638

A & G PAYAN LLC
6642 DECATUR ST
DENVER CO 80221-2228

ALTO PARTNERS LLLP
C/O HOUSING AUTHORITY OF THE COUNTY OF A
7190 COLORADO BLVD
COMMERCE CITY CO 80022-1812

ABEYTA JUAN ESTEVAN AND
ABEYTA KENIA MARGARETT
7021 BEACH ST
WESTMINSTER CO 80030-5626

ANCELL NANCY A
7010 BRYANT WAY
WESTMINSTER CO 80030-5637

ABEYTA KENNETH ALLEN JR
7030 BEACON WAY
WESTMINSTER CO 80030-5631

ANDERSON MARGARITA
7010 BEACH ST
WESTMINSTER CO 80030-5627

ACEVEDO ANA B
7001 BEACH ST
WESTMINSTER CO 80030-5626

ARAGON SYLVIA
1390 SHERIDAN BLVD
DENVER CO 80214-3009

ACEVEDO SOTO ANA C AND ACEVEDO SOTO
LLUVIA A AND REYES GONZALEZ CESAR
7000 BEACH ST
WESTMINSTER CO 80030-5627

ARCHDIOCESE OF DENVER THE
OUR LADY OF VISITATION
1300 SOUTH STEELE STREET
DENVER CO 80210

ACKLAND LINDA KAY AND
ACKLAND EDWARD C
7031 BRYANT WAY
WESTMINSTER CO 80030-5636

ARCHULETA JOSEPH AND
ARCHULETA KATY E
2621 W 65TH PLACE
DENVER CO 80221

ARCHULETA SONYA R
6970 CLAY ST
WESTMINSTER CO 80030-5643

BERGONDO WILLIAM T AND
BERGONDO LYNDA J
7068 BEACON WAY
WESTMINSTER CO 80030-5631

ARELLANO SUSANO HERRERA
7000 CLAY ST
WESTMINSTER CO 80030-5645

BLEA ERIC E
2640 FERN DR
WESTMINSTER CO 80030-5649

ARIAS ROGELIO AND
ARIAS LUZ E
6786 GREEN CT
DENVER CO 80221-2632

BONNER DONALD L AND
BONNER DEBRA L
7041 CANOSA COURT
WESTMINSTER CO 80030

BAILEY COMPANY THE
C/O SAVAGE SAVAGE & BROWN INC
PO BOX 22845
OKLAHOMA CITY OK 73123-1845

BOVA MARY
7169 FEDERAL BLVD
WESTMINSTER CO 80030

BARRIOS MIGUEL GUERRERO AND
RAMIREZ SILVIA LOPEZ
2820 W 67TH PL
DENVER CO 80221-2226

BPI WESTMINSTER LLC
2880 BRYANT ST
DENVER CO 80211-4223

BARTLETT BARBARA RANDALL 1/3 INT AND
HOLLE ERVIN K 1/3 AND RADIC PERRY A 1/3
2404 N RIO GRANDE AVE
ORLANDO FL 32804-4828

BROCKER D PAUL 1/3 AND WEBBER KAREN 1/3
AND REDMOND MICHAEL J 1/3
3333 REGIS BLVD
DENVER CO 80221-1154

BAYLON JOSE MIGUEL AND
BAYLON MARTHA
6760 GREEN CT
DENVER CO 80221-2632

BROSAM DEWEY L
7070 CLAY ST
WESTMINSTER CO 80030-5645

BAYLON JOSE MIGUEL JR
6771 GREEN CT
DENVER CO 80221-2631

BUDESELICH KRISTY L
2843 W 67TH PL
DENVER CO 80221

BAYLON MARTHA
6770 GREEN CT
DENVER CO 80221-2632

BUENO GINA
7080 CLAY ST
WESTMINSTER CO 80030-5645

BB 1 LLC
2700 S BROADWAY
ENGLEWOOD CO 80113-1523

BUI AN TAN
7000 BEACON WAY
WESTMINSTER CO 80030-5631

BURDICK MARY J
2680 FERN DR
WESTMINSTER CO 80030

CITY OF WESTMINSTER
4800 W 92ND AVE
WESTMINSTER CO 80031-6387

BURKEY WALTER G TRUSTEE FOR THE
BURKEY WALTER G TRUST
12021 PENN STREET #102
THORNTON CO 80241

CITY OF WESTMINSTER
4800 W 92ND AVE
WESTMINSTER CO 80030-6399

BYER LOUIS CHARLES LIVING TRUST THE
2705 W 66TH PL
DENVER CO 80221

CITY OF WESTMINSTER THE
4800 W 92ND AVE
WESTMINSTER CO 80031-6387

CARBAJAL SERGIO AND
LAZARO BUENAVENTURA
2690 FERN DR
WESTMINSTER CO 80030-5649

CITY OF WESTMINSTER THE
4800 W 92ND AVE
WESTMINSTER CO 80031-6399

CARLSON CLAY AND CARLSON SCOTT L AND
CARLSON KENT D AND CARLSON RYAN L
12460 1ST STREET PO BOX 247
EASTLAKE CO 80614-0247

COELHO JAMES R
2701 W 66TH PL
DENVER CO 80221-2217

CATALANO MARI E
7101 CLAY ST
WESTMINSTER CO 80030-5646

COLORADO HOSPITALITY SERVICES INC
10 E 120TH AVE
NORTHGLENN CO 80233-1002

CENTENO JOSEPHINE
5782 W 80TH CIR
ARVADA CO 80003-1847

COLORADO SOUND
RECORDING LTD
3100 W 71ST AVE
WESTMINSTER CO 80030-5439

CHAO YU LING SARA
7040 BEACON WAY
WESTMINSTER CO 80030-5631

COYLE WILLIAM
18199 E 160TH AVE
BRIGHTON CO 80601

CHAVEZ NOEL
7020 BEACON WAY
WESTMINSTER CO 80030-5631

CREASON MERLIN L
7021 ALCOTT ST
WESTMINSTER CO 80030-5622

CHRISTENSEN PETER K
7240 W CUSTER AVE NO 302
LAKEWOOD CO 80226-2779

CRESTVIEW WATER AND SANITATION DISTRICT
PO BOX 21299
DENVER CO 80221-0299

CROWDER DANIEL
906 W 69TH AVE
DENVER CO 80221-7045

FLATS AT MIDTOWN LLC AND
UVECTOR NORTH GATE LLC
3595 S TELLER ST STE 301
LAKEWOOD CO 80235-2029

CUBIAS REINA E
7060 CANOSA CT
WESTMINSTER CO 80030-5639

FLOTTE DEBRA
2570 FERN DR
WESTMINSTER CO 80030-5648

DAVIS MARILLOIS J
2670 FERN DR
WESTMINSTER CO 80030-5649

FORD ALBERT J
2840 W 67TH PL
DENVER CO 80221-2226

DEEMS RICHARD AND
MS KARRON
2833 W 67TH PLACE
DENVER CO 80221

FOX DAVID D AND FOX NANCY S
2520 W 66TH PL
DENVER CO 80221-2214

DELGADO GLORIA AND
DELGADO DARIO
7011 CLAY ST
WESTMINSTER CO 80030-5644

FRAZIER GARY W
2703 W 66TH PL
DENVER CO 80221-2217

DILLARD DAVID
PO BOX 242
DENVER CITY TX 79323-0242

GALLEGOS SHAWN J
7061 BRYANT WAY
WESTMINSTER CO 80030-5636

DURAN BONIFACIO E AND
DURAN ANNETTE D
2792 W 66TH PL
DENVER CO 80221-2218

GARCIA JEANIE MAE
2660 FERN DR
WESTMINSTER CO 80030-5649

DUZENACK CELINE T
7031 BEACON WAY
WESTMINSTER CO 80030-5630

GARCIA JUAN
3120 W 71ST AVE
WESTMINSTER CO 80030

EQUITY TRUST COMPANY
2841 W 66TH PL
DENVER CO 80221-2219

GARCIA MANUEL AND
GARCIA MARGARITA
990 HAZEL COURT
DENVER CO 80204

FAIRBANKS LINDA M AND
TRUJILLO RAYMOND G
2760 W 66TH PLACE
DENVER CO 80221

GARCIA MARTIN
7021 BRYANT ST
WESTMINSTER CO 80030

GARDUNO JASON
7071 BEACH ST
WESTMINSTER CO 80030-5626

GONZALEZ PEDRO JAUREGUI AND
GONZALEZ CAROLINA DE JAUREGUI
7067 BEACON WAY
WESTMINSTER CO 80030-5630

GARTZ KEVIN
2740 W 66TH PL
DENVER CO 80221

GOODWILL INDUSTRIES OF DENVER
6850 FEDERAL BLVD
DENVER CO 80221

GERBER DANA S AND
GERBER TRISHA
7011 ALLCOTT STREET
WESTMINSTER CO 80030

GOODWIN CHRISTOPHER P
6730 GREEN CT
DENVER CO 80221-2632

GOFORTH CHERYL A
7050 BEACH ST
WESTMINSTER CO 80030-5627

GOSA JOSHUA M AND
GOSA HOLLY E
7061 CLAY STREET
WESTMINSTER CO 80030

GOFORTH DANO ALLEN
2698 FERN DR
WESTMINSTER CO 80030-5649

GRAHAM EVELYN
7001 ALCOTT ST
WESTMINSTER CO 80030-5622

GONZALES FRANCINE M
2680 W 66TH PL
DENVER CO 80221

GRIMI LLC
1025 S MARSHALL STREET
LAKEWOOD CO 80226

GONZALEZ CARLOS AND
GUERRERO DIANA
2693 W 65TH PL
DENVER CO 80221-2201

GRISCKO APRIL D
7111 CLAY ST
WESTMINSTER CO 80030-5646

GONZALEZ JAVIER
7061 CANOSA COURT
WESTMINSTER CO 80030

GUTIERREZ EDUARDO AND MARIA ELSA
7001 CLAY ST
WESTMINSTER CO 80030-5644

GONZALEZ KELLY M
6761 GREEN CT
DENVER CO 80221-2631

HARTMAN KELLY L AND
HARTMAN JACKIE A
7010 CLAY ST
WESTMINSTER CO 80030-5645

GONZALEZ OLIVIA FELIX
7020 CLAY ST
WESTMINSTER CO 80030-5645

HELMER JOHN M AND
HELMER BARBARA R
7051 BEACH ST
WESTMINSTER CO 80030-5626

HERRERA ISIDRO AND
RODRIGUEZ ISAIAS PADILLA
6790 GREEN CT
DENVER CO 80221-2632

JDRE HOLDINGS LLC
6935 FEDERAL BLVD
DENVER CO 80221-2629

HILLEBRAND STEPHEN
7031 CANOSA CT
WESTMINSTER CO 80030-5638

JESTER MICHAEL LORIN
6720 GREEN CT
DENVER CO 80221-2632

HOUSING AUTHORITY OF THE COUNTY OF ADAMS
7190 COLORADO BLVD 6TH FLOOR
COMMERCE CITY CO 80022-1812

JJLC LLC
7151 FEDERAL BLVD
WESTMINSTER CO 80030-5510

HOWES CARLA M AND
HOWES TROY D
7091 CANOSA CT
WESTMINSTER CO 80030-5638

JONES JEFFRERY
6700 GREEN COURT
DENVER CO 80221

IJAMES RICHARD L AND EDWINA L TRUSTEES
OF IJAMES LIVING TRUST
7021 BEACON WAY
WESTMINSTER CO 80030

KEEL RICHARD B AND
KEEL SHARON D
7061 BEACON WAY
WESTMINSTER CO 80030-5630

INSKEEP CHARLES C AND
INSKEEP CLAUDETTE M
2620 W 66TH PL
DENVER CO 80221-2218

KELLOGG EDWIN AND
KELLOGG DIANE
6961 CLAY ST
WESTMINSTER CO 80030-5642

INSY KHAMNOUJANE
6991 CLAY STREET
WESTMINSTER CO 80030

KELLOGG EUGENE D
2700 W 66TH PLACE
DENVER CO 80221

JAIME EDI S AND
JAIME SANDRA V
2702 W 66TH PL
DENVER CO 80221-2218

KHANTHAVONG KHONG AND
LEE THAM
6971 CLAY ST
WESTMINSTER CO 80030-5642

JAMSAY RAYMOND JR AND
JAMSAY JUDITH A
7031 CLAY ST
WESTMINSTER CO 80030-5644

KOLB RONALD F AND KOLB DIANE H AND
KOLB AARON M
7071 BEACON WAY
WESTMINSTER CO 80030-5630

JARAMILLO LUCIO AND
JARAMILLO ELOISA M
7091 CLAY ST
WESTMINSTER CO 80030-5644

KRUPP, GLASSMAN AND GLASSMAN
C/O KEN JACKSON AND ASSOCIATES
425 S CHERRY ST SUITE 500
DENVER CO 80246

KUNUGI JANE S
7050 CLAY ST
WESTMINSTER CO 80030-5645

LUCERO LORRAINE
7071 CLAY ST
WESTMINSTER CO 80030-5644

LA CRUE GLORIA J
6780 GREEN CT
DENVER CO 80221-2632

LUIS ROSA
9230 IRVING ST
WESTMINSTER CO 80031-2729

LARIOS ROGELIO ROSALES
6789 GREEN CT
DENVER CO 80221-2631

MAESTAS SANDRA
PO BOX 2
DUPONT CO 80024

LARSON RICHARD JOSEPH AND
NELSON CONSTANCE MARIE
7050 CANOSA CT
WESTMINSTER CO 80030-5639

MAILLOUX JACQUES
2830 W 67TH PLACE
DENVER CO 80221

LAZCANO ADOLFO AND
BOJA GLORIA
7010 BEACON WAY
WESTMINSTER CO 80030-5631

MAKUH BEN TAYLOR AND
MAKUH KYLIE RAE
7040 CLAY ST
WESTMINSTER CO 80030-5645

LITTLE EARL J AND
WARLING PATRICIA
7030 BRYANT WAY
WESTMINSTER CO 80030-5637

MARQUEZ DANIEL L AND
MARQUEZ SUZANNA M
2641 W 65TH PL
DENVER CO 80221-2201

LIVINGSTON SHIRLEY JUNE
7060 BEACON WAY
WESTMINSTER CO 80030-5631

MARQUEZ JAMES VICTOR AND
MARQUEZ LISA K
2661 W 66TH PL
DENVER CO 80221

LOERA DE GURROLA MARIA /LOERA MANUEL AND
GURROLA TOCA JOSE MANUEL
2630 FERN DR
WESTMINSTER CO 80030-5649

MARTINEZ ANTHONY AND
MARTINEZ TINA R
7051 CLAY ST
WESTMINSTER CO 80030-5644

LOPEZ JOSEPH AND LOPEZ TOBIAS D AND
LOPEZ SERBULA M
2710 W 66TH PL
DENVER CO 80221-2218

MARTINEZ DAMARIS
3613 S FLANDERS ST
AURORA CO 80013-3949

LOPEZ SERBULA M AND
LOPEZ TOBIAS DAVID
2710 W 66TH PL
DENVER CO 80221-2218

MARTINEZ JAMES P
2850 W 66TH PL
DENVER CO 80221

MARTINEZ TRINIDAD B
6950 CLAY ST
WESTMINSTER CO 80030-5643

MULLBERRY PROPERTIES LLC
8781 SHERIDAN BLVD NO 125
ARVADA CO 80003-1440

MATA JOSE
2816 W 66TH PL
DENVER CO 80221-2220

NEW DIRECTION IRA VANNA ROBBINS IRA
1070 W CENTURY DR APT 101
LOUISVILLE CO 80027

MATLACK ANTHONY W
6660 DECATUR
DENVER CO 80221

NEYENS EUGENE M
2570 W 66TH PL
DENVER CO 80221-2214

MAXEY STEVEN D AND
KAISER JULIE M
7874 S JOHNSON CT
LITTLETON CO 80127

NGC DEVELOPMENT LLC
2404 N RIO GRANDE AVE
ORLANDO FL 32804-4828

MC MANAMAN JERRY LEE AND
MC MANAMAN SHIRLEY ANN
7090 CLAY ST
WESTMINSTER CO 80030-5645

NGUYEN CHUAN VAN
7031 BEACH ST
WESTMINSTER CO 80030-5626

MEJIA ESTANISLAO PERIERA AND
VALENCIANA NORA ELVIA RAMOS
630 S DAYTON ST STE 7-301
DENVER CO 80247

NORTHGATE FEDERAL LP
2404 N RIO GRANDE AVE
ORLANDO FL 32814

MONTOYA TROY E
6665 DECATUR ST
DENVER CO 80221-2227

OLIVAS DENNIS L
7060 AVRUM DRIVE
DENVER CO 80221

MORENO ROLANDO
6685 DECATUR STREET
DENVER CO 80221

OLIVAS GREGORY K
2885 W 65TH PL UNIT A
DENVER CO 80221-2244

MORTENSEN ROY LYNN AND
MORTENSEN LOUETTA S
7081 CANOSA CT
WESTMINSTER CO 80030-5638

PADILLA AZALIA
6981 CLAY ST
WESTMINSTER CO 80030-5642

MOWINSKI DAN AND
LIKENS KIMBERLY
2581 W 66TH PL
DENVER CO 80221-2213

PEREZ JOE F AND
AGUIRRE ADRIANA L
7010 CANOSA COURT
WESTMINSTER CO 80030

PERITO GERALD CLYDE JR TRUST
C/O TERLIYN R ASBERY
3061 W 92ND AVE UNIT 8F
WESTMINSTER CO 80031

RAMI INC
PO BOX 281267
LAKEWOOD CO 80228-8267

PETERSON DENNIS G
2853 W 67TH PL
DENVER CO 80221-2225

RAP WEST LLC
C/O RAPPAPORT REAL ESTATE
591 STEWART AVE STE 100
GARDEN CITY NY 11530-4702

PETRALIA GEORGE
5380 FEDERAL BLVD
DENVER CO 80221-1143

RHINER GERALD D
6981 FEDERAL BLVD
DENVER CO 80221

PHILLIPS TERESA MICHELLE
7080 BRYANT WAY
WESTMINSTER CO 80030-5637

RIOS-ORTEGA GERZAIN
7011 BRYANT WAY
WESTMINSTER CO 80030-5636

PHONTAVEE BOUNCHANH C
7070 BRYANT WAY
WESTMINSTER CO 80030-5637

ROBINSON JAMES E AND
ROBINSON SHARON A
8225 W 67TH PL
ARVADA CO 80004-3386

POMPONIO TERRACE HOLDINGS LLC
ATTN JAMES R MERLINO
1140 US HIGHWAY 287 APT 400-125
BROOMFIELD CO 80020-7080

RODARTE CARMEN SILVA AND
RODARTE PEDRO
1447 W 101ST PL
NORTHGLENN CO 80260-6229

PRESIDENTIAL CAPITAL CORPORATION
C/O ROBERT W COYLE
18199 E 160TH AVE
BRIGHTON CO 80601

ROJO LINDA LOU
2550 W 66TH PL
DENVER CO 80221-2214

PURNELL JOSEPH AND
CLOUD ERIC
7071 BRYANT WAY
WESTMINSTER CO 80030-5636

RSM INVESTMENT CO LLC
1770 E 69TH AVE
DENVER CO 80229

RAGSDALE DORIS FAMILY TRUST THE
8610 W 32ND PL
WHEAT RIDGE CO 80033-5941

SALVATION ARMY THE
PO BOX 2369
DENVER CO 80201

RAIGOSA DANIEL SR AND
RAIGOSA OLIVIA
2705 W 65TH PLACE
DENVER CO 80221

SAMORA NAOMI R
2580 FERN DR
WESTMINSTER CO 80030-5648

SANDOVAL CLAUDIO VELASCO
1585 S TEJON STREET
DENVER CO 80233

STAMPFL FRANZ AND
STAMPFL IRMA
7041 BRYANT WAY
WESTMINSTER CO 80030-5636

SANDOVAL DARLENE D
7021 CANOSA CT
WESTMINSTER CO 80030-5638

STEHLE BRANDON W
6791 GREEN CT
DENVER CO 80221-2631

SANDOVAL DEIDRA AND
TORREZ GABRIEL
21543 E 43RD AVE
DENVER CO 80249-7276

STONEBOX 71 LLLP
5340 WATERSTONE DR
BOULDER CO 80301-6503

SANTELLA DONNA LYNN
2681 W 66TH PL
DENVER CO 80221-2217

STRONG CAPITAL V LP
5910 NORTH CENTRAL EXPRESSWAY SUITE 1580
DALLAS TX 75206

SCHMIDT RYAN
7030 CLAY ST
WESTMINSTER CO 80030-5645

TOLZMANN JUSTIN
7011 BEACH ST
WESTMINSTER CO 80030-5626

SCHNUR VICTOR M
7040 BRYANT WAY
WESTMINSTER CO 80030-5637

TRAN DUC VAN AND
TRAN NHU THI
6260 W 98TH DR
WESTMINSTER CO 80021

SCHREITER THOMAS
7060 CLAY ST
WESTMINSTER CO 80030-5645

TUROWSKI MARK A
7000 BRYANT WAY
WESTMINSTER CO 80030

SIMMONS MARY E
7020 BEACH ST
WESTMINSTER CO 80030-5627

TWO FUSES LLC
347 FOREST ST
DENVER CO 80220-5752

SMITH WALTER W
7041 BEACON WAY
WESTMINSTER CO 80030-5630

U-STORE-IT LP
PTA USI NO. 769
PO BOX 320099
ALEXANDRIA VA 22320

SOTO JESUS E AND
SOTO LETICIA A
19549 E 40TH PL
DENVER CO 80249-7171

VALDEZ ADELLA/TIMOTHY/FRANCES/JOAN AND
VALDEZ DANIEL/KATHERINE
7160 BERTHOUD ST
WESTMINSTER CO 80030-5633

VALLERO THOMAS J AND
KENTNER ELIZABETH V
2610 FERN DRIVE
WESTMINSTER CO 80030

VILLA FRANK
6951 CLAY ST
WESTMINSTER CO 80030-5642

VALVERDE TRICIANN
7081 CLAY ST
WESTMINSTER CO 80030-5644

VON FELDT BRUCE J
7040 BEACH ST
WESTMINSTER CO 80030

VAN DUSEN NICHOLAS A
7011 CANOSA CT
WESTMINSTER CO 80030-5638

WANCZYK ROSEMARIE J
7051 BRYANT WAY
WESTMINSTER CO 80030-5636

VAZQUEZ JESUS AND
RODRIGUEZ JOSE
7041 BEACH ST
WESTMINSTER CO 80030

WANCZYK ROSEMARIE J
7050 BRYANT WAY
WESTMINSTER CO 80030-5637

VENEGAS ODILON AND
VENEGAS MARIA ISABEL GANDARA
7041 CLAY ST
WESTMINSTER CO 80030-5644

WELLS CHARLES J AND
WELLS SHARON L
2580 W 66TH PL
DENVER CO 80221-2214

VERHEY JOAN KAY/VERHEY NICKOLAS
BLAIR AND VERHEY WADE MERLIN
7851 IRVING ST
WESTMINSTER CO 80030-4230

WELLS CHARLES J AND
WELLS SHARON
2580 W 66TH PL
DENVER CO 80221-2214

VERHEY RICHARD J AND
VERHEY JANETTE M
116 KRAMERIA ST
DENVER CO 80220-5929

WELLS CHARLES J JR AND
WELLS SHARON
2580 W 66TH PLACE
DENVER CO 80221

VERHEY RICHARD J/JANETTE M/RICHARD J
VERHEY JANETTE M
116 KRAMERIA ST
DENVER CO 80220-5929

WEST ROGER A
7081 BEACON WAY
WESTMINSTER CO 80030-5630

VIGIL DON A
7050 BEACON WAY
WESTMINSTER CO 80030-5631

WESTKAMP RONALD F AND
WESTKAMP PATRICIA A
7001 BRYANT WAY
WESTMINSTER CO 80030-5636

VIGIL ODELIA
2650 W 66TH PL
DENVER CO 80221-2218

WHITE MICHAEL AND
MCELHINNEY SARAH
7060 BRYANT WAY
WESTMINSTER CO 80030

WHITMAN SHAWN A
7071 CANOSA CT
WESTMINSTER CO 80030-5638

YANG CHEE AND
YANG PAZUA
7051 BEACON WAY
WESTMINSTER CO 80030-5630

YANG SIAGE AND YANG BLIA
2620 FERN DR
WESTMINSTER CO 80030-5649

Adams County
Attn: Planning Addressing
PLN

COLO DIV OF MINING RECLAMATION AND SAFETY
Attn: ANTHONY J. WALDRON - SENIOR ENV
DEPT. OF NATURAL RESOURCES
1313 SHERMAN ST, #215
DENVER CO 80203

Adams County Construction Inspection
Attn: PWCI .
PWCI

COLO DIV OF WATER RESOURCES
Attn: Joanna Williams
OFFICE OF STATE ENGINEER
1313 SHERMAN ST., ROOM 818
DENVER CO 80203

Adams County Development Services - Building
Attn: Justin Blair
JBlair@adcogov.org

COLO DIV OF WATER RESOURCES
Attn: Joanna Williams
OFFICE OF STATE ENGINEER
1313 SHERMAN ST., ROOM 818
DENVER CO 80203

Adams County Fire Protection District
Attn: Marshall Fire
8055 N. WASHINGTON ST.
DENVER CO 80229

COLORADO DEPT OF TRANSPORTATION
Attn: Steve Loeffler
2000 S. Holly St.
Region 1
Denver CO 80222

Adams County Fire Protection District
Attn: Marshall Fire
8055 N. WASHINGTON ST.
DENVER CO 80229

COLORADO GEOLOGICAL SURVEY
Attn: Jill Carlson
1500 Illinois Street
Golden CO 80401

Adams County Treasurer: Send email
Attn: Adams County Treasurer
bgrimm@adcogov.org

Colorado Geological Survey: CGS_LUR@mines.edu
Attn: Jill Carlson
Mail CHECK to Jill Carlson

Century Link, Inc
Attn: Brandy Wiedreich
5325 Zuni St, Rm 728
Denver CO 80221

COMCAST
Attn: JOE LOWE
8490 N UMITILLA ST
FEDERAL HEIGHTS CO 80260

CITY OF WESTMINSTER
Attn: Andy Walsh
4800 W 92nd Avenue
WESTMINSTER CO 80031

COUNTY ATTORNEY- Email
Attn: Christine Francescani
CFrancescani@adcogov.org

CITY OF WESTMINSTER
Attn: MAC CUMMINS
4800 W 92ND AVE.
WESTMINSTER CO 80031

Crestview Water & Sanitation
Attn: Patrick Stock
PO Box 21299
Denver CO 80221-0299

Code Compliance Supervisor
Attn: Eric Guenther
eguenther@adcogov.org

Engineering Department - ROW
Attn: Transportation Department
PWE - ROW

Engineering Division
Attn: Transportation Department
PWE

TRI-COUNTY HEALTH DEPARTMENT
Attn: MONTE DEATRICH
4201 E. 72ND AVENUE SUITE D
COMMERCE CITY CO 80022

GOAT HILL
Attn: SHARON WHITEHAIR
2901 W 63RD
AVE SP:0047
DENVER CO 80221

TRI-COUNTY HEALTH DEPARTMENT
Attn: Sheila Lynch
6162 S WILLOW DR, SUITE 100
GREENWOOD VILLAGE CO 80111

HYLAND HILLS PARK & REC DISTRICT
Attn: TERRY BARNHART - PLANNER
8801 North Pecos Street
DENVER CO 80260

Tri-County Health: Mail CHECK to Sheila Lynch
Attn: Tri-County Health
landuse@tchd.org

METRO WASTEWATER RECLAMATION
Attn: CRAIG SIMMONDS
6450 YORK ST.
DENVER CO 80229

UNITED STATES POST OFFICE
Attn: MARY C. DOBYNS
56691 E COLFAX AVENUE
STRASBURG CO 80136-8115

NS - Code Compliance
Attn: Andy San Nicolas
asannicolas@adcogov.org

US EPA
Attn: Stan Christensen
1595 Wynkoop Street
DENVER CO 80202

Parks and Open Space Department
Attn: Nathan Mosley
mpedrucci@adcogov.org
aclark@adcogov.org

WESTMINSTER FIRE DEPT.
Attn: CAPTAIN DOUG HALL
9110 YATES ST.
WESTMINSTER CO 80031

PERL MACK NEIGHBORHOOD GROUP
Attn: DAN MICEK - PRESIDENT
7294 NAVAJO ST.
DENVER CO 80221

WESTMINSTER SCHOOL DISTRICT #50
Attn: Jackie Peterson
7002 Raleigh Street
WESTMINSTER CO 80030

REGIONAL TRANSPORTATION DIST.
Attn: CHRIS QUINN
1560 BROADWAY SUITE 700
DENVER CO 80202

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223

SHERIFF'S OFFICE: SO-HQ
Attn: MICHAEL McINTOSH
nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcog
snielson@adcogov.org

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223

Sheriff's Office: SO-SUB
Attn: SCOTT MILLER
TFuller@adcogov.org, smiller@adcogov.org
aoverton@adcogov.org; mkaiser@adcogov.org



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: Termination of Development Agreements
FROM: Norman Wright, Director of Community & Economic Development Kristin Sullivan, Deputy Director of Community & Economic Development
AGENCY/DEPARTMENT: Community & Economic Development Department
HEARD AT STUDY SESSION ON:
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve the termination of Development Agreements for Prologis, L.P.

BACKGROUND:

On April 24, 1978, the Adams County Board of County Commissioners approved an agreement with Thompson Pipe and Steel Company (TPSC) in which TPSC agreed to install fencing, landscaping, and curb, gutter, and sidewalk along Washington Street and Downing St. adjacent to the 28.3 acre property at 6030 Washington St. On September 30, 1981, Adams County approved an additional development agreement with Thompson Pipe and Steel Company for the development of an additional 10.3 acres of land adjacent to the original site, which is currently configured as six parcels along 62nd Ave. between Washington St. and Downing St. The 1981 agreement outlined requirements for right-of-way dedication and public street improvements. The right-of-way has been dedicated and the required street improvements are now complete.

The property was utilized from 1981 until 2016 by Northwest Pipe Company, successor by merger of Thompson Pipe and Steel Company, which produced steel pipe used for water transmission. Northwest Pipe Company announced in July 2016 that this location would close. Northwest Pipe Company, sold the property at 6030 Washington Street to Prologis, L.P. in September 2016.

Prologis has requested the development agreements be terminated in order to proceed with redevelopment of this site as a light industrial warehouse and distribution center. All items within the development agreements have either been completed or, in the case of fencing or landscaping, are now outdated requirements that are not as rigorous as the current regulations. Development of these properties by Prologis will be subject to all current requirements and

Revised 06/2016 Page 1 of 3

regulations within the adopted Adams County Development Standards and Regulations. The Prologis proposed development will require a new development agreement with Adams County, which would contain required public improvements that are necessary in order to proceed with the construction of new buildings at this site. By terminating the agreements from 1978 and 1981, all parties will clearly be able to determine the appropriate requirements that apply to the development of these properties.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney

ATTACHED DOCUMENTS:

Resolution Approving a Notice of Termination of Development Agreements for Prologis, L.P.
Notice of Termination of Development Agreements
Bargain and Sale Deed
1978 Development Agreement
1981 Development Agreement

FISCAL IMPACT:

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

Fund: 0001
Cost Center: 2053.6180

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

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

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

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

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING A NOTICE OF TERMINATION OF DEVELOPMENT
AGREEMENTS FOR PROLOGIS, L.P.

WHEREAS, Adams County approved a Development Agreement with Thompson Pipe and Steel Company on April 24, 1978 to install public and private improvements and dedicate public right-of-way adjacent to the property at Washington Street and 62nd Avenue; and

WHEREAS, Adams County approved a Development Agreement with Thompson Pipe and Steel Company on September 30, 1981 outlining required public improvements for additional land owned by the company along the frontages of Washington Street, East 62nd Avenue and Downing Street in Adams County, Colorado; and

WHEREAS, Northwest Pipe Company, successor by merger of Thompson Pipe and Steel Company, sold the property at 6030 Washington Street, Denver, County of Adams, State of Colorado, to Prologis, L.P., in September 2016; and

WHEREAS, the requirements of both Development Agreements have been satisfied; and

WHEREAS, Adams County and Prologis wish to terminate the 1978 and 1981 Development Agreements in order to allow Prologis to proceed with the redevelopment of the sites as new light industrial warehouse and distribution space; and

WHEREAS, the termination of these Development Agreements will require that the redevelopment of the property conform to all current Adams County Development Standards and Regulations.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Development Agreements recorded April 26, 1978 in Book 2233 at Page 489, and recorded October 1, 1981 in Book 2590 at Page 436 of the real property records of Adams County, Colorado, have been satisfied and, as such, the Agreements are hereby terminated.

When recorded return to:

Prologis
4545 Airport Way
Denver CO 80235
Attn: Michael F. Drummy

NOTICE OF TERMINATION OF DEVELOPMENT AGREEMENTS

Please be advised that the terms and conditions set forth in those certain Development Agreements (the "Agreements") recorded April 26, 1978 in Book 2233 at Page 489 and recorded October 1, 1981 in Book 2590 at Page 436 of the real property records of Adams County, Colorado, have been satisfied and, as such, the Agreements are no longer in force and effect.

[Signature Pages Follow]

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

By: _____
Name: _____
Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by _____ as _____ of the Board of County Commissioners for Adams County, Colorado.

Notary Public
My Commission Expires: _____

PROLOGIS, L.P.,
a Delaware limited partnership

By: Prologis, Inc.,
a Maryland corporation,
its general partner

By: Megan C. Robert
Megan C. Robert
Senior Vice President

STATE OF COLORADO
CITY/COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 5th day of October, 2016, by Megan C. Robert as Senior Vice President of Prologis, Inc., a Maryland corporation, the general partner of Prologis, L.P., a Delaware limited partnership, on behalf of said limited partnership.

[Signature]
Notary Public

My Commission Expires: 6.19.17

MICHAEL F DRUMMY
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 20014019062
My Commission Expires 06/19/2017

WILLIAM SORGL
COUNTY RECORDER
ADAMS COUNTY, COLO.

APR 26 2 40 PM '78

DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered into by and between the County of Adams State of Colorado, hereinafter called "County" and Thompson Pipe and Steel Company, herein after called "Developer."

WITNESSETH:

WHEREAS, Developer is the owner of real property in the County of Adams, State of Colorado, as described in Exhibit "A" attached hereto.

WHEREAS, it is provided by resolution of the Board of County Commissioners, County of Adams, that where designated the Developer shall have entered into a written agreement with the County to install public and/or private improvements, and to deed land for public purposes or right-of-way.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

1. Engineering Services. Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on Exhibit "B".
2. Drawings and Estimates. The Developer shall furnish drawings and cost estimates for all improvements described and detailed on Exhibit "B" for approval by the County. Upon request the Developer shall furnish one set of reproducible "as built" drawings and a final statement of construction costs to the County.
3. Construction. Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the improvement(s) described and detailed on Exhibit "B".
4. Time for Completion. Improvements shall be completed according to the terms of this agreement within "construction completion date" appearing in Exhibit "B". The County may for good cause, grant extension of time for completion of any part or all of improvements appearing on said Exhibit "B". Any extension of time shall be in written form only.
5. Guarantee of Compliance. Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, releasable only by the County, to guarantee compliance with this agreement. Upon completion of said improvements constructed according to the terms of this agreement, the collateral shall be released. Completion of said improvements shall be determined solely by the County, and all or part of said collateral may be retained to guarantee maintenance of public improvements for one year.
6. Acceptance and Maintenance of Public Improvements. All improvements designated "public" on Exhibit "B" shall be public facilities and become the property of the County or other public agencies upon acceptance. During the period of one year from and after the acceptance of public improvements, the developer shall, at its own expense, make all needed repairs or replacement due to defective materials or workmanship which, in the opinion of the County, shall become necessary. If, within 10 days of written notice to the developer from the County requesting such repairs or replacements, the developer shall not have undertaken with due diligence to make the same, the County may make such repairs or replacements at the developer's expense. In the case of any emergency such written notice may be waived.
7. Successors and Assigns. This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the developer, and shall be deemed a covenant running with the real property as described in Exhibit "A" attached hereto.
8. Developer has removed outside storage on adjacent property and installed stop signs at all exits at the request of the County.

The undersigned developer hereby agrees to provide the following improvement(s), and to dedicate described property.

A. Improvement. Designate separately each public and private improvement.
See Exhibit "B" attached hereto and incorporated herein by reference.

The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and time schedule as indicated in Exhibit "B".

B. Public Dedication of land for right-of-way purposes or other public purpose.
Upon approval of this agreement by the Board of County Commissioners, the developer hereby agrees to convey by warranty deed to the County of Adams the following described land for right-of-way or other public purposes: None

Thompson Pipe & Steel Co.
Developer
By: Ronald R. Ament
RONALD R. AMENT, PRESIDENT

ATTEST
Robert E. Gilmore
SECRETARY

This foregoing instrument was acknowledged before me this 13th day of March, 1978, by Ronald R. Ament & Robert E. Gilmore

[Signature]
Notary Public



My Commission Expires:
My Commission expires April 1, 1982

APPROVED BY resolution at the meeting of April 24, 1978.

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of \$ - 0 -. No building permits or certificates of occupancy to be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO
[Signature]
Chairman

ATTEST
William J. Barber
by Donna Barber, Deputy
Clerk of the Board

EXHIBIT "B"

<u>Item or Improvement</u>	<u>Cost Estimate</u>	<u>Date of Completion</u>
1. Screen fence along west, north and east property lines.	\$ 12,000.00	Immediately
2. Move west fence back a distance of 45 feet along Washington Street.	\$3,770.00	When Adams County widens North Washington Street
3. Landscape 25 feet along North Washington Street	\$9,624.00	When Adams County widens North Washington Street
4. Install curb, gutter and sidewalk along North Washington Street and curb and gutter along Downing Street	\$20,304.00	When Adams County widens North Washington Street, with regard to Downing Street, when requested to do so by the County.
Total items 1 thru 4-----	\$45,698.00	

NOTE: All costs figures are based upon work being completed within ninety days.
The cost could increase at approximately \$5,000.00 per year.

LEGAL DESCRIPTION:

That part of Blocks 87 and 94 of Mapleton Addition, a subdivision of a part of Sections 2, 3, 10 and 11 all in Township 3 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, described as: Beginning at the West one-quarter corner said Section 11; thence $N00^{\circ}00'00''E$ on an assumed bearing along the West line of the Northwest one-quarter said Section 11 a distance of 40.00 feet; thence $S89^{\circ}51'21''E$ parallel with the South line said Northwest one-quarter a distance of 50.00 feet to the true point of beginning, said point being a point on the South line Block 87 said Mapleton Addition; thence continuing $S89^{\circ}51'21''E$ along said South line a distance of 85.00 feet to a point; thence $N00^{\circ}00'00''E$ parallel with the West line Northwest one-quarter said Section 11 a distance of 595.43 feet; thence $N90^{\circ}00'00''W$ a distance of 40.25 feet; thence $N00^{\circ}00'00''E$ a distance of 81.05 feet; thence $N90^{\circ}00'00''E$ a distance of 40.25 feet; thence $N00^{\circ}00'00''E$ a distance of 257.10 feet to a point; thence $N89^{\circ}51'53''W$ parallel with the South line Block 94 said Mapleton Addition a distance of 85.00 feet to a point 50.00 feet East of the West line said Northwest one-quarter; thence $S00^{\circ}00'00''W$ parallel with said West line a distance of 933.57 feet to the true point of beginning.

Contains 1.747 Acres more or less.

LEGAL DESCRIPTION:

That part of Blocks 87 through 94 of Mapleton Addition, a subdivision of a part of Sections 2, 3, 10 and 11 all in Township 3 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, described as: Beginning at the West one-quarter corner said Section 11; thence $N00^{\circ}00'00''E$ on an assumed bearing along the West line of the Northwest one-quarter said Section 11 a distance of 40.00 feet; thence $S89^{\circ}51'21''E$ parallel with the South line said Northwest one-quarter a distance of 50.00 feet to the true point of beginning, said point being a point on the South line Block 87 said Mapleton Addition; thence continuing $S89^{\circ}51'21''E$ along said South line a distance of 280.00 feet to the Southeast corner said Block 87; thence $N00^{\circ}00'00''E$ along the East line said Block 87 a distance of 10.00 feet to a point; thence $S89^{\circ}51'21''E$ parallel with the South line Blocks 88 through 90 said Mapleton Addition a distance of 960.01 feet to a point on the East line Block 90 said Mapleton Addition; thence $N00^{\circ}00'06''E$ along the East line said Blocks 90 and 91 a distance of 923.77 feet to a point 316.57 feet North of the Southwest corner said Block 91 to a point; thence $N89^{\circ}51'53''W$ parallel with the South line Blocks 91 through 94 said Mapleton Addition a distance of 1240.04 feet to a point 50.00 feet East of the West line said Northwest one-quarter; thence $S00^{\circ}00'00''W$ parallel with said West line a distance of 933.57 feet to the true point of beginning.

EXCEPT

That part of Blocks 87 and 94 of Mapleton Addition, a subdivision of a part of Sections 2, 3, 10 and 11 all in Township 3 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, described as: Beginning at the West one-quarter corner said Section 11; thence $N00^{\circ}00'00''E$ on an assumed bearing along the West line of the Northwest one-quarter said Section 11 a distance of 40.00 feet; thence $S89^{\circ}51'21''E$ parallel with the South line said Northwest one-quarter a distance of 50.00 feet to the true point of beginning, said point being a point on the South line Block 87 said Mapleton Addition; thence continuing $S89^{\circ}51'21''E$ along said South line a distance of 85.00 feet to a point; thence $N00^{\circ}00'00''E$ parallel with the West line Northwest one-quarter said Section 11 a distance of 595.43 feet; thence $N90^{\circ}00'00''W$ a distance of 40.25 feet; thence $N00^{\circ}00'00''E$ a distance of 81.05 feet; thence $N90^{\circ}00'00''E$ a distance of 40.25 feet; thence $N00^{\circ}00'00''E$ a distance of 257.10 feet to a point; thence $N89^{\circ}51'53''W$ parallel with the South line Block 94 said Mapleton Addition a distance of 85.00 feet to a point 50.00 feet East of the West line said Northwest one-quarter; thence $S00^{\circ}00'00''W$ parallel with said West line a distance of 933.57 feet to the true point of beginning.

Contains 24.611 Acres more or less.

STATE OF COLORADO } ss.
County of Adams

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the Court House in Brighton on Wednesday, the 30th day of September A.D. 19 81, there were present:

- Robert A. Briggs, Jr. Commissioner Chairman
- Steven E. Cramer (Excused) Commissioner
- Leo M. Younger, Jr. Commissioner
- Kevin Maggio County Attorney
- Wilma Thatcher, Deputy Clerk of the Board

when the following proceedings, among others were had and done, to-wit:

RESOLUTION APPROVING DEVELOPMENT AGREEMENT OF THOMPSON PIPE AND STEEL COMPANY

WHEREAS, Thompson Pipe And Steel Company did on September 23, 1980, sign a Development Agreement in which they agreed to make certain public improvements along the frontages of Washington Street, East 62nd Avenue and Downing Street, Adams County, Colorado.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Adams, State of Colorado, that said Development Agreement is approved.

Oct 1 1 30 PM '81
WILLIAM SOKOL
COUNTY RECORDER
ADAMS COUNTY, COLO.

B 3 4 5 6 9 2

Upon motion duly made and seconded the foregoing Resolution was adopted by the following vote:

<u>Briggs</u>	Aye
<u>Cramer (Excused)</u>	XXX
<u>Younger</u>	Aye

Commissioners

STATE OF COLORADO } ss.
County of Adams

I, William Sokol, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.



WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, this 30th day of September, A. D. 19 81
County Clerk and ex-officio Clerk of the Board of County Commissioners.

William Sokol
by Wilma Thatcher Deputy

DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered into by and between the County of Adams, State of Colorado, hereinafter called "County" and Thompson Pipe and Steel Company, hereinafter called "Developer".

WITNESSETH:

WHEREAS, Developer is the owner of real property in the County of Adams, State of Colorado, as described in Exhibit "A" attached hereto, and by this reference made a part hereof.

WHEREAS, it is provided by resolution of the Board of County Commissioners, County of Adams, that where designated the Developer shall have entered into a written agreement with the County to install public and/or private improvements, and to deed land for public purposes or right-of-way.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

1. Engineering Services. Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on Exhibit "B" attached hereto, and by this reference made a part hereof.
2. Drawings and Estimates. The developer shall furnish drawings and cost estimates for all improvements described and detailed on Exhibit "B" for approval by the County. Upon request the developer shall furnish one set of reproducible "as built" drawings and a final statement of construction costs to the County.
3. Construction. Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the improvement(s) described and detailed on Exhibit "B".
4. Time for Completion. Improvements shall be completed according to the terms of this agreement within "construction completion date" appearing in Exhibit "B". The County may for good cause, grant extension of time for completion of any part or all of improvements appearing on said Exhibit "B". Any extension of time shall be in written form only.
5. Guarantee of Compliance. Developer hereby agrees that should it fail to comply with the terms of this agreement, then the Board of County Commissioners of the County of Adams, State of Colorado, shall be entitled to obtain from the District Court for the Seventeenth Judicial District a mandatory injunction requiring said Developer to comply with the terms of the instant agreement.
6. Acceptance and Maintenance of Public Improvements. All improvements designated "public" on Exhibit "B" shall be public facilities and become the property of the County or other public agencies upon acceptance. During the period of one year from and after the acceptance of public improvements, the developer shall, at its own expense, make all needed repairs or replacement due to defective materials or workmanship which, in the opinion of the County, shall become necessary. If, within 10 days of written notice to the developer from the County requesting such repairs or replacements, the developer shall not have undertaken with due diligence to make the same, the County may make such repairs or replacements at the Developer's expense. In the case of any emergency such written notice may be waived.
7. Successors and Assigns. This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the developer, and shall be deemed a covenant running with the real property as described in Exhibit "A" attached hereto.

The undersigned Developer hereby agrees to provide the following improvement(s), and to dedicate described property.

- A. Improvement. Designate separately each public and private improvement.

Public Improvements

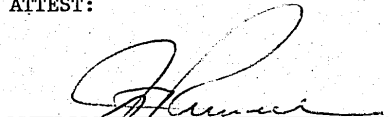
Curb, gutter, sidewalk and related base and paving along the frontages of Washington Street, East 62nd Avenue and Downing Street. See Exhibit "B" for estimated quantities.

The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and time schedule as indicated in Exhibit "B".

- B. Public dedication of land for right-of-way purposes or other public purpose. Upon approval of this agreement by the Board of County Commissioners, the Developer hereby agrees to convey by warranty deed to the County of Adams the following described land for right-of-way or other public purposes:

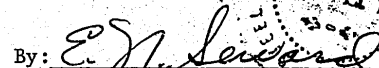
Twenty feet of right-of-way along the Washington Street frontage with possession March 31, 1982.

ATTEST:

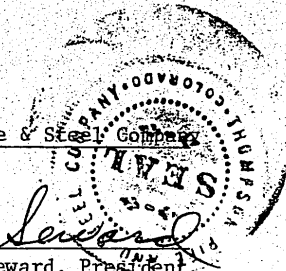


J.T. Russell, Asst. Secretary

Thompson Pipe & Steel Company
Developer


By: 

Edwin N. Seward, President

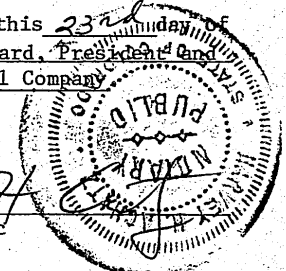


The foregoing instrument was acknowledged before me this 23rd day of September, 19 80, by Edwin N. Seward, President and J.T. Russell, Asst. Secretary of Thompson Pipe & Steel Company

My commission expires: 3-13-84




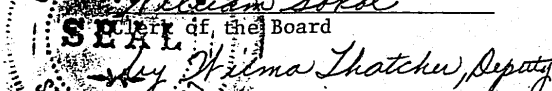
Notary Public



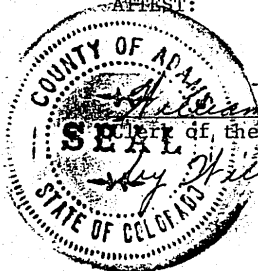
APPROVED BY resolution at the meeting of _____, 19 _____.

ATTEST:

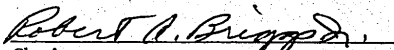


Secretary of the Board


Wilma Thatch, Deputy



BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO



Chairman

EXHIBIT "A"

Legal Description:

Lots 91, 92, 93 and 94, Mapleton Addition, a subdivision of a part of Section 11, Township 3 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado. Except that portion thereof subdivided as Thompson Pipe & Steel Company Tract.

Contains 10.319 Acres, more or less.

EXHIBIT "B"

Public Improvements:

Estimated Quantities

<u>Description</u>	<u>Washington St.</u>	<u>East 62nd Ave.</u>	<u>Downing St.</u>
1. Curb, gutter, & sidewalk	310 Lineal Ft.	1,240 Lineal Ft.	311 Lineal Ft.
2. Base & paving	827 Sq. Yards	1,102 Sq. Yards	276 Sq. Yards

The requirement for sidewalk along East 62nd Ave. and along Downing St. will be determined by the Adams County Board of Adjustment by way of a variance request hearing.

Construction Completion Date:

Construction of the above street improvements shall be required to be complete within a one year period, commencing upon the date that the developer receives written notice from the Adams County Engineering Department that the construction contemplated by this Agreement should begin. It is acknowledged by the parties that such notice shall be given at such time as the Adams County Engineering Department, in its sole discretion, determines these improvements are required, and providing that the construction for widening Washington St. and necessary storm drainage on Washington St. and 62nd St. East of Washington St. has been contracted for or completed.

Modification of Item 3 of the Agreement:

The developer shall not be required to bear the cost of that portion of public improvements that are funded by the Federal Government.

Initials or signature of Developer here: Thompson Pipe & Steel Company

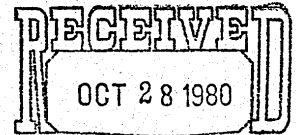
E. N. Seward



THOMPSON PIPE & STEEL COMPANY

5975 NORTH WASHINGTON STREET • P.O. BOX 2852 • DENVER, COLORADO 80201 • (303) 292-4080

October 24, 1980

Office of the
Adams County Attorney

Ann Victoria Hopcroft
Office of the County Attorney
Adams County
450 South 4th Avenue
Suite 602
Brighton, CO 80601

Dear Ms. Hopcroft:

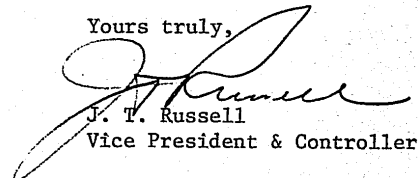
Enclosed please find a photocopy marked Exhibit "A" of a Receipt and Option Contract dated February 27, 1980, between Thompson Pipe & Steel Company and George M. Ott and Marjorie E. Wagner, involving Block 94, Mapleton Addition, Adams County, Colorado.

Adams County desires twenty feet along North Washington Street for additional right-of-way in connection with a rezoning application filed by Thompson Pipe.

Please consider this letter an assurance of this company that upon closing in accordance with the Receipt and Option contract and vesting of title in Thompson Pipe that it will execute the deed to Adams County in the form shown as Exhibit "B" to this letter.

If you have any further needs, please contact us.

Yours truly,



J. T. Russell
Vice President & Controller

JTR/jws

Encl.

RECEIVED
OCT 28 1980

For use in sale of VACANT LAND ONLY

RECEIPT AND OPTION CONTRACT (VACANT LAND)

BOOK 2590 PAGE 441

Office of the Adams County Attorney January 27, 19 80

RECEIVED FROM Thompson Pipe & Steel Company
Purchaser (as joint tenants), the sum of \$ 1,000.00, in the form of business check
to be held by M. Dee Riesterfeld, Attorney at Law, broker,
in his escrow or trustee account, as earnest money and part payment for the following described real estate situated
in the Adams County of Adams, Colorado, to wit:
Block 91, Mapleton Addition, Adams County, Colorado,
m.w.

with all easements and rights of way appurtenant thereto, which property purchaser agrees to buy upon the following terms and conditions for the purchase price of \$ 81,990.00* payable as follows: \$ 1,000.00 hereby received for, 20% of agreed purchase price to be paid upon closing, the remainder to be paid as set forth in the Rider attached hereto and hereby made a part hereof.

*Purchase price will be adjusted by the percentage change (increase or decrease) in the published United States Consumer Price Index (CPI) For All Urban Consumers from January 1980, to date of closing this contract. The CPI for January, 1980, is 233.2
If a note and trust deed or mortgage is to be assumed, the purchaser agrees to apply for a loan assumption if required and purchaser agrees to pay (1) a loan transfer fee not to exceed \$ N/A and (2) an interest rate not to exceed N/A % per annum. If the lender's consent to a loan assumption is required, this contract is expressly conditioned upon obtaining such consent without change in the terms and conditions of such loan except as above stated.

If a secured or unsecured loan is to be carried by the seller, seller shall not be obligated to carry said loan for any person or entity in lieu of the purchaser named herein.

Price to include: Residence at 6190 N. Washington Street, and all fences and improvements.

1. An abstract of title to said property, certified to date, or a current commitment for title insurance policy in an amount equal to the purchase price, at seller's option and expense, shall be furnished the purchaser on or before April 1, 19 80. If seller elects to furnish said title insurance commitment, seller will deliver the title insurance policy to purchaser after closing and pay the premium thereon.

2. Title shall be merchantable in the seller, except as stated in this paragraph and in paragraph 8. Subject to payment or tender as above provided and compliance with the other terms and conditions hereunder by purchaser, the seller shall execute and deliver a good and sufficient general warranty deed to said purchaser on February 28, 19 82, or, by mutual agreement, at an earlier date, conveying said property free and clear of all taxes, except the general taxes for 1982, payable January 1, 19 83, and except none

free and clear of all liens for special improvements now installed, whether assessed or not; free and clear of all liens and encumbrances except: none.

and except easements for: none.

and subject to building and zoning regulations and the following restrictive covenants: none.

3. General taxes for the year of closing shall be apportioned to date of delivery of deed based on the most recent levy and the most recent assessment. Prepaid rents, water rents, sewer rents, and interest on encumbrances, if any, and none.

shall be apportioned to date of delivery of deed.

RECEIVED
OCT 28 1980

For use in sale of VACANT LAND ONLY

RECEIPT AND OPTION CONTRACT (VACANT LAND)

BOOK 2590 PAGE 441

Office of the Adams County Attorney February 27, 19 80

RECEIVED FROM Thompson Pipe & Steel Company
Purchaser (as joint tenants), the sum of \$ 1,000.00, in the form of business check
to be held by M. Dee Biesterfeld, Attorney at Law, broker,
in his escrow or trustee account, as earnest money and part payment for the following described real estate situated
in the 94 1/2 County of Adams, Colorado, to wit:
Block 91, Mapleton Addition, Adams County, Colorado,
ms.

with all easements and rights of way appurtenant thereto, which property purchaser agrees to buy upon the following terms and conditions for the purchase price of \$ 81,990.00*, payable as follows: \$ 1,000.00 hereby received for, \$ 20% of agreed purchase price to be paid upon closing, the remainder to be paid as set forth in the Rider attached hereto and hereby made a part hereof.

*Purchase price will be adjusted by the percentage change (increase or decrease) in the published United States Consumer Price Index (CPI) For All Urban Consumers from January 1980, to date of closing this contract. The CPI for January, 1980, is 233.2
If a note and trust deed or mortgage is to be assumed, the purchaser agrees to apply for a loan assumption if required and purchaser agrees to pay (1) a loan transfer fee not to exceed \$ N/A and (2) an interest rate not to exceed N/A % per annum. If the lender's consent to a loan assumption is required, this contract is expressly conditioned upon obtaining such consent without change in the terms and conditions of such loan except as above stated.

If a secured or unsecured loan is to be carried by the seller, seller shall not be obligated to carry said loan for any person or entity in lieu of the purchaser named herein.

Price to include: Residence at 6190 N. Washington Street, and all fences and improvements.

1. An abstract of title to said property, certified to date, or a current commitment for title insurance policy in an amount equal to the purchase price, at seller's option and expense, shall be furnished the purchaser on or before April 1, 19 80. If seller elects to furnish said title insurance commitment, seller will deliver the title insurance policy to purchaser after closing and pay the premium thereon.

2. Title shall be merchantable in the seller, except as stated in this paragraph and in paragraph 8. Subject to payment or tender as above provided and compliance with the other terms and conditions hereunder by purchaser, the seller shall execute and deliver a good and sufficient general warranty deed to said purchaser on February 28, 19 82, or, by mutual agreement, at an earlier date, conveying said property free and clear of all taxes, except the general taxes for 1982, payable January 1, 19 83, and except none

free and clear of all liens for special improvements now installed, whether assessed or not; free and clear of all liens and encumbrances except: none.

and except easements for: none.

and subject to building and zoning regulations and the following restrictive covenants: none.

3. General taxes for the year of closing shall be apportioned to date of delivery of deed based on the most recent levy and the most recent assessment. Prepaid rents, water rents, sewer rents, and interest on encumbrances, if any, and none.

shall be apportioned to date of delivery of deed.

- 4. The hour and place of closing shall be as designated by Thompson Pipe & Steel Company *
- 5. Possession of premises shall be delivered to purchaser on Closing.

subject to the following leases or tenancies: none.

*Closing will be within 24 months of the date of acceptance of this contract. Exact date to be mutually agreed by buyer and seller.

6. In the event the premises are substantially damaged by fire, flood or other casualty between the date of this agreement and the date of possession or the date of delivery of deed, whichever shall be earlier, this agreement may, at the option of the purchaser herein, be declared null and void and any deposit herein made shall be immediately returned to purchaser.

7. Time is of the essence hereof, and if any payment or any other condition hereof is not made, tendered or performed as herein provided, there shall be the following remedies. In the event a payment or any other condition hereof is not made, tendered or performed by the purchaser, then this contract shall be null and void and of no effect, and both parties hereto released from all obligations hereunder, and all payments made hereon shall be retained on behalf of the seller as liquidated damages. In the event that the seller fails to perform any condition hereof as provided herein, then the purchaser may, at his election, treat the contract as terminated, and all payments made hereunder shall be returned to the purchaser: provided, however, that the purchaser may, at his election, treat this contract as being in full force and effect with the right to an action for specific performance and damages.

8. Except as stated in paragraph 2, if title is not merchantable and written notice of defect(s) is given by the purchaser or purchaser's agent to the seller or seller's agent within the time herein provided for delivery of deed and shall not be rendered merchantable within 30 days after such written notice, then this contract, at purchaser's option, shall be void and of no effect and each party hereto shall be released from all obligations hereunder and the payments made hereunder shall be returned forthwith to purchaser upon return of the abstract, if any, to seller; provided, however, that in lieu of correcting such defect(s), seller may, within said 30 days, obtain a commitment for owner's title insurance policy in the amount of the purchase price reflecting title insurance protection in regard to such defect(s), and the purchaser shall have the option of accepting the then existing insured title in lieu of such merchantable title. The seller shall pay the full premium for such owner's title insurance policy, and the abstract, if any, shall be returned by the purchaser.

9. Additional provisions: See Rider.

10. If this proposal is accepted by the seller in writing on or before February 28, 1980, this instrument shall become a contract between seller and purchaser and shall inure to the benefit of the heirs, successors and assigns of such parties.

Thompson Pipe & Steel Company
Purchaser [Signature] 2/27/80 Date Agent _____
Vice President & Controller

Purchaser _____ Date _____ By: _____

Seller accepts the above proposal this _____ day of _____, 19____ and agrees to pay a commission of 0% of the gross sales price for services in this transaction, and agrees that, in the event of forfeiture of payments made by purchaser, such payments shall be divided between the seller's broker and the seller, one-half thereof to said broker, but not to exceed the commission, and the balance to the seller.

George M. Ott 2/27/80 Marjorie E. Wagner 2/27/80
Seller Seller

Purchaser's Address _____

Seller's Address _____

9. Additional Provisions:

a.) The aforementioned purchaser shall execute and deliver a note, in favor of the seller, secured by a First Deed of Trust, on the aforementioned property in the amount of 80% of the agreed-to purchase price. Such note shall be payable over a fifteen year term with monthly payments to include principal and interest at the rate of 8-1/2% per annum on the unpaid principal balance. The first payment due under the note shall commence one (1) month from the date of the note's execution.

The note shall contain language permitting the purchaser to prepay the note in full or in part at any time without penalty or premium.

b.) The Deed of Trust shall provide that the obligor shall be entitled to partial releases of the security property in the amount of 1,000 square feet for each one thousand dollars (\$1,000.00) principal reduction, the obligor to have the right to choose the location of the square footage to be released.

c.) If the title committment disclosed any easements which are not satisfactory to the purchaser, purchaser may then cancel this contract by giving seller written notice within ten (10) days after receipt of the title committment.

d.) Purchaser, at purchaser's expense, shall cause property to be inspected and tested by a reliable engineering firm and secure a report from such firm showing the suitability of the land for the purpose of storing pipe and moving heavy automotive equipment.

If such report shows the property to be unsuitable for the stated purpose, purchaser shall have the option of terminating this contract. Notice of such termination shall be given to seller, in writing, within 30 days from the approval of this contract. If no such notice is given, it shall be deemed that the soil is suitable for purchaser's purpose.

RECEIVED OCT 28 1980

Office of the Adams County Attorney

THIS DEED, Made this _____ day of _____, 19____, between Thompson Pipe and Steel Company

a corporation duly organized and existing under and by virtue of the laws of the State of Colorado of the first part, and The County of Adams, Colorado, a body politic and corporate, organized and existing under and by virtue of the laws of the State of Colorado, _____ of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One dollar and other good and valuable consideration-----DOLLARS, to the said party of the first part in hand paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm unto the said party of the second part, its successors and assigns forever, all of the following described lot or parcel of land, situate, lying and being in the County of Adams and State of Colorado, to wit:

The west 20 feet of all of Block 94 except the south 316.57 feet thereof, Mapleton Addition.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the said part Y of the second part, its successors and assigns forever. And the said

party of the first part, for itself, and its successors, doth covenant, grant, bargain, and agree to and with the said part Y of the second part, its successors and assigns, that at the time of the enrolling and delivery of these presents it is well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever; except general taxes and except easements, reservations, restrictions and rights of way of record.

and the above bargained premises in the quiet and peaceable possession of the said part Y of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto subscribed by its _____ President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

Attest: _____ Secretary. By _____ President.

STATE OF COLORADO, } ss. County of Adams }

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____ as _____ President and Secretary of a corporation.

My notarial commission expires _____ Witness my hand and official seal.

Notary Public.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: Janitorial Supplies
FROM: Todd Leopold, County Manager; Bryan Ostler, Interim Deputy County Manager; Benjamin Dahlman, Finance Director; Kim Roland, Purchasing Manager
AGENCY/DEPARTMENT: Facility Operations
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 a bid award to multiple vendors for janitorial supplies.

BACKGROUND:

Facility Operations provides cleaning and janitorial supplies for all County buildings with an approved budget of \$227,260.00 a year. In an effort to lock in pricing for janitorial and cleaning supplies for the County, a formal invitation for bid was posted on the Rocky Mountain E-Purchasing System. Bids were opened on May 10, 2016. Twelve vendors responded to the bid providing pricing for over 75 cleaning and janitorial supplies. The winning bids were based upon the greatest overall lowest price and the largest variety of items offered.

After a thorough analysis, it was determined that the County would benefit most by awarding a pricing agreement to the following vendors:

- Hillyard- Denver, Colorado
- Wrightway Industries- Denver, Colorado
- Veritiv- Denver, Colorado
- Eon Office- Denver, Colorado

It is recommended that pricing agreements for cleaning and janitorial supplies be awarded to Hillyard, Wrightway Industries, Veritiv, and Eon Office.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Facility Operations

ATTACHED DOCUMENTS:

Resolution
Pricing analysis

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: Various Facility Cost Centers

	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:	7240		\$227,260.00
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><u>\$227,260.00</u></u>

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING A BID AND AWARDING A PRICING AGREEMENT TO
HILLYARD FOR JANITORIAL SUPPLIES FOR ADAMS COUNTY

WHEREAS, Hillyard submitted a bid on May 10, 2016 to provide pricing on janitorial supplies for Adams County; and,

WHEREAS, Hillyard provided the lowest overall pricing for certain janitorial items; and,

WHEREAS, Hillyard agrees to provide and lock in pricing for janitorial supplies until October 2017.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado that the award be made to Hillyard to provide janitorial supplies for Adams County.

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



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: Janitorial Supplies
FROM: Todd Leopold, County Manager; Bryan Ostler, Interim Deputy County Manager; Benjamin Dahlman, Finance Director; Kim Roland, Purchasing Manager
AGENCY/DEPARTMENT: Facility Operations
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 a bid award to multiple vendors for janitorial supplies.

BACKGROUND:

Facility Operations provides cleaning and janitorial supplies for all County buildings with an approved budget of \$227,260.00 a year. In an effort to lock in pricing for janitorial and cleaning supplies for the County, a formal invitation for bid was posted on the Rocky Mountain E-Purchasing System. Bids were opened on May 10, 2016. Twelve vendors responded to the bid providing pricing for over 75 cleaning and janitorial supplies. The winning bids were based upon the greatest overall lowest price and the largest variety of items offered.

After a thorough analysis, it was determined that the County would benefit most by awarding a pricing agreement to the following vendors:

- Hillyard- Denver, Colorado
- Wrightway Industries- Denver, Colorado
- Veritiv- Denver, Colorado
- Eon Office- Denver, Colorado

It is recommended that pricing agreements for cleaning and janitorial supplies be awarded to Hillyard, Wrightway Industries, Veritiv, and Eon Office.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Facility Operations

ATTACHED DOCUMENTS:

Resolution
Pricing analysis

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: Various Facility Cost Centers

	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:	7240		\$227,260.00
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<hr/> <hr/>

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING A BID AND AWARDING A PRICING AGREEMENT TO EON
OFFICE FOR JANITORIAL SUPPLIES FOR ADAMS COUNTY

WHEREAS, Eon Office submitted a bid on May 10, 2016 to provide pricing on janitorial supplies for Adams County; and,

WHEREAS, Eon Office provided the lowest overall pricing for certain janitorial items; and,

WHEREAS, Eon Office agrees to provide and lock in pricing for janitorial supplies until October 2017.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado that the award be made to Eon Office to provide janitorial supplies for Adams County.

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



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: Janitorial Supplies
FROM: Todd Leopold, County Manager; Bryan Ostler, Interim Deputy County Manager; Benjamin Dahlman, Finance Director; Kim Roland, Purchasing Manager
AGENCY/DEPARTMENT: Facility Operations
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 a bid award to multiple vendors for janitorial supplies.

BACKGROUND:

Facility Operations provides cleaning and janitorial supplies for all County buildings with an approved budget of \$227,260.00 a year. In an effort to lock in pricing for janitorial and cleaning supplies for the County, a formal invitation for bid was posted on the Rocky Mountain E-Purchasing System. Bids were opened on May 10, 2016. Twelve vendors responded to the bid providing pricing for over 75 cleaning and janitorial supplies. The winning bids were based upon the greatest overall lowest price and the largest variety of items offered.

After a thorough analysis, it was determined that the County would benefit most by awarding a pricing agreement to the following vendors:

- Hillyard- Denver, Colorado
- Wrightway Industries- Denver, Colorado
- Veritiv- Denver, Colorado
- Eon Office- Denver, Colorado

It is recommended that pricing agreements for cleaning and janitorial supplies be awarded to Hillyard, Wrightway Industries, Veritiv, and Eon Office.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Facility Operations

ATTACHED DOCUMENTS:

Resolution
Pricing analysis

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: Various Facility Cost Centers

	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:	7240		\$227,260.00
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<hr/> <hr/>

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING A BID AND AWARDING A PRICING AGREEMENT TO
VERITIV FOR JANITORIAL SUPPLIES FOR ADAMS COUNTY

WHEREAS, Veritiv submitted a bid on May 10, 2016 to provide pricing on janitorial supplies for Adams County; and,

WHEREAS, Veritiv provided the lowest overall pricing for certain janitorial items; and,

WHEREAS, Veritiv agrees to provide and lock in pricing for janitorial supplies until October 2017.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado that the award be made to Veritiv to provide janitorial supplies for Adams County.

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

Price Sheet for Cleaning and Janitorial Supplies 2016.009

Table with columns for Commodity/Description, Basis of Bid (Name), Basis of Bid (Product ID), Green Seal (Certified Green Product), Est. Monthly Qty, Est. Annual Qty, Unit of Measure, Unit Price, Extended Price (Annual), and various manufacturer-specific columns (HILLARD, VERITV, MY OFFICE ETC, WAXIE, WRIGHTWAY, EON, CENTRAL POLY, DASH MEDICAL GLOVES-alt., HILLYARD-alt., VERITV-alt., MY OFFICE ETC-alt.). Rows include Paper & Plastic Products, Soaps, Lotions & Fresheners, Cleaning Tools & Equipment, Cleaners, Chemicals & Liquids, and Disinfectants.

LOW BID SUPPLIES OFFERED NO BID



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: Janitorial Supplies
FROM: Todd Leopold, County Manager; Bryan Ostler, Interim Deputy County Manager; Benjamin Dahlman, Finance Director; Kim Roland, Purchasing Manager
AGENCY/DEPARTMENT: Facility Operations
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 a bid award to multiple vendors for janitorial supplies.

BACKGROUND:

Facility Operations provides cleaning and janitorial supplies for all County buildings with an approved budget of \$227,260.00 a year. In an effort to lock in pricing for janitorial and cleaning supplies for the County, a formal invitation for bid was posted on the Rocky Mountain E-Purchasing System. Bids were opened on May 10, 2016. Twelve vendors responded to the bid providing pricing for over 75 cleaning and janitorial supplies. The winning bids were based upon the greatest overall lowest price and the largest variety of items offered.

After a thorough analysis, it was determined that the County would benefit most by awarding a pricing agreement to the following vendors:

- Hillyard- Denver, Colorado
- Wrightway Industries- Denver, Colorado
- Veritiv- Denver, Colorado
- Eon Office- Denver, Colorado

It is recommended that pricing agreements for cleaning and janitorial supplies be awarded to Hillyard, Wrightway Industries, Veritiv, and Eon Office.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Facility Operations

ATTACHED DOCUMENTS:

Resolution
Pricing analysis

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: Various Facility Cost Centers

	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:	7240		\$227,260.00
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<hr/> <hr/>

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING A BID AND AWARDING A PRICING AGREEMENT TO
WRIGHTWAY INDUSTRIES FOR JANITORIAL SUPPLIES FOR ADAMS COUNTY

WHEREAS, Wrightway Industries submitted a bid on May 10, 2016 to provide pricing on janitorial supplies for Adams County; and,

WHEREAS, Wrightway Industries provided the lowest overall pricing for certain janitorial items; and,

WHEREAS, Wrightway Industries agrees to provide and lock in pricing for janitorial supplies until October 2017.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado that the award be made to Wrightway Industries to provide janitorial supplies for Adams County.

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



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: Carpet Replacement
FROM: Todd Leopold, County Manager; Bryan Ostler, Interim Deputy County Manager; Benjamin Dahlman, Finance Director; Kim Roland, Purchasing Manager
AGENCY/DEPARTMENT: Facility Operations
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 to the agreement with Colorado Carpet Center.

BACKGROUND:

On September 20, 2016, Colorado Carpet Center was awarded an agreement to remove and replace carpet at the Adams County Western Service Center, Service Center and Coroner’s Office. Due to a mis-estimation of the square footage at the Western Service Center, another 16,402 square feet of carpet needs to be added to the agreement. Along with the additional square footage, Facility Operations has the budget to remove and replace carpet at the Adams County Parks Administration Building and Strasburg Sheriff’s Office. The current agreement allows the County to add additional projects within the agreement year.

The contractor has agreed to add the additional projects and the remaining square footage for the Western Service Center at the same time and materials cost as the initial bid. Based on previous agreement pricing, and market research, the pricing proposed for the Adams County Parks Administration Building and Strasburg Sheriff’s Office was deemed fair and reasonable. The agreement, if approved, will change as follows:

Original Agreement:	\$347,525.00
Western Service Center additional sq. ft.:	\$101,858.57
Parks Administration:	\$ 68,925.00
Strasburg Sheriff’s Office:	\$ 19,508.00
 Total Agreement Price:	 \$537,816.57

The total Agreement amount is within the original approved budget amount. The recommendation is to approve Amendment Number One with Colorado Carpet Center in the amount of \$190,291.57 for the additional projects for a total agreement amount of \$537,816.57.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Facility Operations

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: 1131

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	7845		\$550,000.00
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u> </u>

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT ONE TO AN AGREEMENT BETWEEN
ADAMS COUNTY AND COLORADO CARPET CENTER
FOR ADDITIONAL SERVICES

WHEREAS, Colorado Carpet Center was awarded a contract on September 20, 2016, to provide carpet removal and replacement for the Adams County Western Service Center, Service Center and Coroner's Office; and,

WHEREAS, the Facility Operations Department has money in the budget to remove and replace the existing carpet at the Adams County Parks Administration Building and Strasburg Sheriff's Office; and,

WHEREAS, due to mis-estimation of the square footage at the Western Service Center an additional 16,402 square feet of carpet needs to be added to the agreement; and,

WHEREAS, Colorado Carpet Center agrees to provide labor services and materials in the amount of \$101,858.57 for the remainder of the Western Service Center, \$68,925.00 for the Adams County Parks Administration Building and \$19,508.00 for the Strasburg Sheriff's Office, for a total contract amount of \$537,816.57; and,

WHEREAS, by means of the attached Amendment Number One, the parties wish to increase the agreement price to reflect the above change.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the award be made to Colorado Carpet Center.

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



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: Amendment for Additional Security Services
FROM: Todd Leopold, County Manager; Bryan Ostler, Interim Deputy County Manager; Benjamin Dahlman, Finance Director; Kim Roland, Purchasing Manager
AGENCY/DEPARTMENT: Sheriff's Office, Human Services Department, District Attorney's Office, Parks and Open Space, and Clerk and Recorder's Office
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the first amendment to the agreement between Adams County and Allied Barton for additional security services at two locations for the Clerk and Recorder's Office, Department of Motor Vehicles.

BACKGROUND:

Adams County currently contracts with Allied Barton for security services utilizing both armed and unarmed security guards at various Adams County facilities. These facilities include the Justice Center, District Attorney's Office, Human Services Department, Children & Family Services Division and on-call services at the Regional Park. The presence of a security guard offers multiple benefits including; overall employee safety (especially in fall and winter months when entering and leaving work while it is dark), improved customer interactions; and decreased threat of robbery due to the high volume of cash processing the clerks handle and deposit daily.

The Clerk and Recorder's Office is requesting the additional security at the Aurora Motor Vehicle and Westminster Motor Vehicle offices, which will increase the contract value by thirty-four thousand twelve dollars and two cents (\$34,012.02), bringing the total contract value to five hundred seventy-nine thousand one hundred twenty-eight dollars and six cents (\$579,128.06).

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Sheriff's Office
Clerk and Recorder's Office, Department of Motor Vehicles

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: 1023

	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:	7725		\$34,012.02
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<hr/> <hr/>

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING FIRST AMENDMENT TO THE AGREEMENT BETWEEN
ADAMS COUNTY AND ALLIED BARTON FOR SECURITY SERVICES

WHEREAS, in 2016, Adams County entered into an agreement with Allied Barton for Security Services for the Adams County Sheriff's Office, Human Services Department, District Attorney's Office, and Parks and Open Space; and,

WHEREAS, the Sheriff's Office recommends amending the agreement to include additional security personnel at two Department of Motor Vehicle locations in the not to exceed amount of thirty-four thousand twelve dollars and two cents (\$34,012.02).

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado that First Amendment to the agreement between Adams County and Allied Barton for the provision security services, a copy of which is attached hereto, be approved.

BE IT FURTHER RESOLVED that the Chair is hereby authorized to sign the First Amendment with Allied Barton, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: Human Services Department Early Crisis Intervention Program
FROM: Todd Leopold, County Manager; Bryan Ostler, Interim Deputy County Manager; Benjamin Dahlman, Finance Director; Kim Roland, Purchasing Manager
AGENCY/DEPARTMENT: Adams County Human Services Department, Children and Family Services Division
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 Tri-County Health for an early crisis intervention program.

BACKGROUND:

The Early Crisis Intervention Program helps stabilize 30 to 50 families a year in crises, who are referred by the Adams County Human Services Department, Children and Family Services Division. The program is designed to help families in crisis maintain family integrity, improve family dynamics, facilitate positive behavior change, nursing case management to address any existing health issues, and support families in making long lasting modifications within their family system that will keep them from returning to the child welfare system. The goal of the program is to keep children in the home.

There is no other public health provider in Adams County who could provide early crisis intervention services to children and families who are at risk for child welfare involvement. Tri-County Health Department is the official public health agency serving Adams, Arapahoe, and Douglas Counties. Tri-County Health has four offices located in Adams County. Their programs include immunization, family planning, prenatal care management, improving adult and child nutrition through the Women, Infants, and Children (WIC) program and many other preventative health services for the community. Tri-County Health Department will coordinate with the Adams County Human Services Department, Children and Family Services Division for implementation of this program.

The Human Services Department, Children and Family Services Division is satisfied with the agency's early crisis intervention program and request the award of an agreement for the 2016/2017 year.

The Adams County Human Services Department receives grants from the Federal and State Government to assist with the goals of the Children and Family Services programs. The grant awarded for this program is eighty (80%) funded by the State, with Adams County responsible for the remaining twenty (20%) percent.

Tri-County Health has agreed to provide this program service in a not to exceed amount of one-hundred twenty-six thousand, one hundred four dollars and no cents (\$126,104.00).

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Human Services Department, Children and Family Services Division

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: 15
Cost Center: 2000X4751245

	Object Account	Subledger	Amount
Current Budgeted Revenue:	5755		\$100,883.00
Additional Revenue not included in Current Budget:			
Total Revenues:			<u>\$100,883.00</u>

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	8310		\$126,104.00
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>\$126,104.00</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 AGREEMENT BETWEEN ADAMS COUNTY AND TRI-COUNTY
HEALTH TO PROVIDE AN EARLY CRISIS INTERVENTION PROGRAM

WHEREAS, Tri-County Health has agreed to provide an early crisis intervention program for families referred by the Adams County Human Services Department, Children and Family Services Division; and,

WHEREAS, the Human Services Department has received a state awarded grant for this program at 80%, with Adams County responsible for the remaining 20%; and,

WHEREAS, by means of the attached Agreement, Tri-County Health has agreed to provide an early crisis intervention program for families referred by the Adams County Human Services Department, Children and Family Services Division, for the not to exceed amount of \$126,104.00; and,

WHEREAS, the Human Services Department is pleased with services being provided by Tri-County Health, believes the fees are reasonable and wishes to enter into a new agreement with Tri-County Health.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Agreement between Adams County and Tri-County Health be approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign said Agreement with Tri-County Health after approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: Architect & Engineering Services (A&E) for the Fleet and Transportation Facility
FROM: Todd Leopold, County Manager; Bryan Ostler, Interim Deputy County Manager; Benjamin Dahlman, Finance Director; Kim Roland, Purchasing Manager
AGENCY/DEPARTMENT: Facility Operations, Fleet Management, and Transportation Operations
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 Number One to the agreement with RNL Design.

BACKGROUND:

On May 24, 2016 The Board of County Commissioners approved the award of the agreement for Architect & Engineering Services (A&E) for the Fleet and Transportation Facility. Since the award, at the direction of the County Managers Office and Fleet Management, the Architect & Engineering Services scope should be amended to study traffic flow patterns to identify opportunities and efficiencies and would benefit the design of the future Fleet Facility as well as optimize impacts to the service routes, material pick-ups and deliveries and future growth scenarios in the County.

The proposed pricing for the additional scope of work is \$11,330.00. The original agreement for A&E Services was \$759,330.00. The change order of \$11,330.00 will increase the agreement total to \$770,660.00.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Facility Operations
Fleet Management
Transportation Operations

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: 6
Cost Center: 9111 Subledger 91111529

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9055	91111529	759,500
Add'l Capital Expenditure not included in Current Budget:	9055	91111529	11,160
Total Expenditures:			<u><u>770,660</u></u>

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT NUMBER ONE TO AN AGREEMENT
BETWEEN ADAMS COUNTY AND RNL DESIGN FOR THE ARCHITECT &
ENGINEERING SERVICES FOR THE ADAMS COUNTY FLEET AND
TRANSPORTATION FACILITY

WHEREAS, on May 24, 2016, RNL Design was awarded an agreement for Architect & Engineering Services for the Adams County Fleet and Transportation Facility; and,

WHEREAS, at the direction of the County Managers Office and Fleet Management, the Architect & Engineering Services scope should be amended to study traffic flow patterns to identify opportunities and efficiencies and would benefit the design of the future Fleet Facility as well as optimize impacts to the service routes, material pick-ups and deliveries and future growth scenarios in the County; and,

WHEREAS, RNL Design proposed a change order in the amount of \$11,330.00 to make these design changes, bringing the total contract amount to \$770,660.00; and,

WHEREAS, by means of the attached Amendment Number One, the parties wish to increase the agreement price to reflect the above changes.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Amendment Number One to the Agreement between Adams County and RNL Design for the Architect & Engineering Services for the Adams County Fleet and Transportation Facility be approved.

BE IT FURTHER RESOLVED that the Chair is hereby authorized to sign the Amendment after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2016
SUBJECT: Adams County Ordinance No. 6 - Pet Animal Licensing and Control
FROM: Norman Wright, Community and Economic Development Director
AGENCY/DEPARTMENT: Community & Economic Development
HEARD AT STUDY SESSION ON August 23, 2016
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners adopt County Ordinance No. 6 – Pet Animal Licensing and Control.

BACKGROUND:

It is critical to update County Ordinances on a regular basis to maintain best practices. Ordinance No. 6 helps to ensure that Animal Management Officers are able to balance education and enforcement measures regarding pet animals.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

Ordinance No. 6

FISCAL IMPACT:

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

Fund:
Cost Center:

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

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

ADAMS COUNTY, COLORADO
ORDINANCE NO. 6
PET ANIMAL LICENSING AND CONTROL

RESOLUTION APPROVING ORDINANCE NO. 6: PET ANIMAL LICENSING AND CONTROL

WHEREAS, the Board of County Commissioners is expressly authorized by § 30-15-101, *et seq.*, C.R.S., as amended, to adopt a resolution establishing reasonable regulations and restrictions concerning the control, licensing, and impoundment of dogs and other animals; and,

WHEREAS, the Board of County Commissioners is also expressly authorized by § 30-15-401(1)(e), C.R.S., as amended, to adopt an ordinance for the control of unleashed or unclaimed animals; and,

WHEREAS, the Board of County Commissioners adopted “Ordinance No. 6: Pet Animal Licensing and Control” on September 13, 2004, which established regulations and procedures for the control and licensing of dogs and other animals in the unincorporated areas of the County; and,

WHEREAS, Adams County Animal Management (“ACAM”) has recommended that Ordinance No. 6 be revised to incorporate regulations that better enable ACAM to regulate the licensing and control of dogs and other animals; and,

WHEREAS, the Board of County Commissioners concurs with the recommendations of ACAM, and finds that the licensing and regulation of dogs and other animals within the territory of unincorporated Adams County is a matter of local concern that is necessary for the protection of the health, safety, and welfare of the citizens of Adams County.

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners, County of Adams, State of Colorado, that, upon the effective date of the new ordinance, “Ordinance No. 6: Pet Animal Licensing and Control” adopted on September 13, 2004, shall be rescinded in its entirety and superseded and replaced by a new “Ordinance No. 6: Pet Animal Licensing and Control,” which shall become effective as of the date set forth herein; and,

BE IT FURTHER ORDAINED that this Ordinance shall be recorded and published in accordance with § 30-15-405, C.R.S., as amended and shall come before the Board of County Commissioners for adoption on November 15, 2016; and,

BE IT FINALLY ORDAINED that a copy of this Ordinance shall be posted on the Adams County website.

ARTICLE I: DEFINITIONS

Pursuant to § 2-4-101, C.R.S., as amended, all words and phrases contained in this Ordinance shall be read in context and construed according to the rules of grammar and common usage, unless otherwise particularly defined herein.

- 1-1. “**Adams County Animal Shelter/Adoption Center (ACASAC)**” means the animal shelter owned and operated by Adams County for the impoundment of animals, pursuant to § 30-15-101(1)(a)(IV), C.R.S., as amended, and the Pet Animal Care and Facilities Act, § 35-80-101, *et seq.*, C.R.S., as amended.
- 1-2. “**Adams County Animal Management (ACAM)**” means the work unit within the Adams County Department of Community and Economic Development, tasked with the duties and responsibilities associated with the management, control, and enforcement of pet animal issues.
- 1-3. “**Animal**” means any living dumb creature.
- 1-4. “**Animal Management Officer**” means any employee of Adams County who is engaged in pet animal control. Pursuant to § 30-15-105 and § 29-7-101 C.R.S., as amended, any Adams County employee engaged in animal control, however titled or administratively assigned, may issue citations or summonses and complaints enforcing this Ordinance and shall be included in the definition of a “peace officer” under § 18-3-201(2), C.R.S., as amended, as it pertains to assaults upon peace officers.
- 1-5. “**Animal in heat**” means a female dog or other animal during its regular recurrent period of estrus (heat) or ovulation.
- 1-6. “**Barking Dog**” means any dog, whether on or off the dog owner’s premises, that disturbs the peace of any person by loud, habitual, and persistent barking, howling, yelping, whining, or other utterance.
- 1-7. “**Bodily injury**” means any physical injury that results in severe bruising, muscle tears, or skin lacerations requiring professional medical treatment or any physical injury that requires corrective or cosmetic surgery, or any other injury as defined in § 18-9-204.5(2)(a), C.R.S., as amended.
- 1-8. “**Caretaker**” means any person who harbors an animal or has the custody, charge, care, or possession of a pet animal, including the owner of the animal.
- 1-9. “**Confined**” means caged or restrained in a manner that prevents or precludes escape.

- 1-10. “**Control**” means:
- (a) Physical restraint of an animal by means of a leash, cord, or chain or confinement of a animal within the boundaries of the real property of its owner or caretaker; or
 - (b) Physical or verbal command, domination, or regulation of animals, such as working livestock, retrieving wild game in season with a licensed hunter, assisting law enforcement officers, or being trained for any of these pursuits; or
 - (c) Prevention of noise or disturbance that constitutes a violation of section 5-11, below.
- 1-11. “**Dog or domestic dog**” means any animal of the genus and species *Canis Familiaris* or that is related to the wolf.
- 1-12. “**Excessive pet animal feces**” means any accumulation of feces from one or more pet animals in sufficient quantity to generate odors off the premises of the owner or caretaker.
- 1-13. “**Harboring**” means occupying any premises on which an animal is kept or to which an animal customarily returns for food and care. Persons harboring an animal shall be subject to the provisions of this Ordinance as it applies to animal owners and caretakers.
- 1-14. “**Impound**” means to take custody of and hold an animal at the ACASAC.
- 1-15. “**Licensed facility**” means a dog kennel, boarding, or breeding facility duly regulated, inspected, and licensed by any federal or state governmental entity, including the United States Department of Agriculture and the Colorado Department of Agriculture.
- 1-16. “**Livestock**” means cattle, swine, sheep, goats, and such horses, mules, asses, and other animals used in the farm or ranch production of food, fiber, or other agricultural products.
- 1-17. “**Owner**” means any person who is eighteen (18) years of age or older, or the parent or guardian of any child under the age of eighteen (18) years, that has, possesses, controls, harbors, keeps, has a financial interest in, or has custody of an animal, including a vicious animal as the term is defined in this Ordinance.
- 1-18. “**Person**” means any individual human being or any firm, corporation, or other organization.
- 1-19. “**Pet animal**” means:
- (a) Any animal owned or kept by a person for companionship or protection or for sale to others for such purposes, pursuant to § 30-15-101(3), C.R.S., as amended.

- (b) The definition of “pet animal” does not include feral cats, wildlife, livestock used for any purposes or that is stray as defined in § 35-44-101, C.R.S., as amended, or animals that are owned or bought and sold through the efforts of those that are licensed, inspected, or both, by the United States Department of Agriculture, the Colorado Department of Agriculture, or both.
- 1-20. “**Provocation**” means threatening, tormenting, teasing, or striking an animal.
- 1-21. “**Rabies vaccination tag**” means a valid metal tag issued by a licensed veterinarian evidencing a current rabies vaccination.
- 1-22. “**Running-at-large**” means an animal that is not on the property of its owner or caretaker or is not under the control of a person.
- 1-23. “**Altered Dog**” means a dog from which the reproductive organs have been removed (spayed or neutered).
- 1-24. “**Unaltered dog**” means a dog that is six (6) months of age or older and is not spayed or neutered.
- 1-25. “**Vicious or dangerous animal**” means:
- (a) Any pet animal that has inflicted bodily injury upon or has caused the death of a person, another animal, or livestock; or
 - (b) Any pet animal that has demonstrated tendencies that would cause a reasonable person to believe the animal may inflict bodily injury upon or cause the death of any person, another animal, or livestock; or,
 - (c) Any pet animal that has engaged in or been trained for animal fighting as described and prohibited in § 18-9-204, C.R.S., as amended; or
 - (d) A dangerous dog, as defined in § 18-9-204.5, C.R.S., as amended.
- 1-26. “**Wildlife**” means living things and especially mammals, birds, fishes, and reptiles that are neither human nor domesticated.

ARTICLE II: DUTIES OF ANIMAL MANAGEMENT OFFICERS

- 2-1. Pursuant to § 30-15-102(3), C.R.S., as amended, Animal Management Officers shall have the duty and authority to enforce all sections of this Ordinance as it pertains to pet animals, including issuing, signing, and serving summonses and complaints and making all administrative determinations as required by this Ordinance.
- 2-2. It shall be lawful for an Animal Management Officer to enter upon private property to capture an animal to be impounded for violation of this Ordinance if:

- (a) The Animal Management Officer has obtained a search warrant; or
 - (b) The Animal Management Officer has obtained the consent of the owner or resident of the property; or
 - (c) The Animal Management Officer is in pursuit of an animal that has been running-at-large, except that the Animal Management Officer shall not enter into any enclosed building or structure on private property without a search warrant or the consent of the owner or resident of the property upon which the enclosed building or structure is located.
- 2-3. Nothing in this Ordinance shall be construed to prevent any Animal Management Officer from taking whatever action is reasonably necessary to protect his or her person or members of the public from injury by any animal.

ARTICLE III: RECORDS

- 3-1. It shall be the duty of ACAM to keep, or cause to be kept, accurate, detailed, and complete records of all summonses, complaints, warnings, and violations issued under this Ordinance.

ARTICLE IV: LICENSING OF DOGS

- 4-1. Owners of dogs that are six (6) months of age or older shall cause such dogs to be licensed by ACASAC. Each dog license shall be valid for a period of three hundred sixty-five (365) days from the date of issuance and shall be renewed annually.
- 4-2. To obtain a dog license, the owner must present to ACASAC a valid rabies vaccination certificate indicating the dog has been vaccinated against rabies by a licensed veterinarian.
- 4-3. The fees for licensing shall be established annually by resolution of the Board of County Commissioners and shall be assessed as follows:
- (a) Spayed and neutered dogs. The annual licensing fee for spayed and neutered dogs shall apply upon presentation to ACASAC of valid proof from a licensed veterinarian that the dog has been neutered or spayed. Unaltered dogs may be licensed for this fee if ACASAC finds, in its sole discretion, that there is a valid medical reason precluding the dog from being spayed or neutered.
 - (b) Unaltered dogs. The annual licensing fee for dogs that do not meet the criteria established under section 4-3(a) shall be the fee established for unaltered dogs.

(c) Exemption for licensed facility owners. Owners of licensed facilities shall be exempt from paying licensing fees but shall be subject to all other provisions of this Ordinance.

ARTICLE V: PROHIBITED OR UNLAWFUL ACTS

5-1. **Rabies vaccinations required.** *Dog owners shall be strictly liable for violations of this section, regardless of the actions of any non-owner caretakers.*

(a) Vaccination required. The owner or custodian of any dog or cat shall have such dog or cat vaccinated against rabies by a licensed state veterinarian, unless such owner or custodian presents to the animal management officer a written statement from a state licensed veterinarian that vaccination against rabies would be detrimental to the health of such dog or cat. Such vaccination shall be performed on or before the appropriate anniversary date of the initial vaccination as determined by the compendium of animal rabies control § 25-4-615(2), C.R.S. Any person who acquires within the county a dog or cat shall have such dog or cat vaccinated within 30 days of such acquisition or within 30 days after the dog or cat reaches six months of age, whichever occurs later.

(b) Unlawful to possess unvaccinated dog or cat. It is unlawful for any person to possess any dog or cat which has not been vaccinated for rabies as provided for in subsection (a) of this section or which cannot be identified as having a current certificate of vaccination

(c) It shall be unlawful for a dog to be off of the property of its caretaker without wearing its current rabies vaccination tag, which shall be affixed to the dog by means of a collar or harness.

(d) It shall be unlawful for a dog to have affixed to it a license/rabies tag other than its own.

5-2. **Licensing.** *Dog owners shall be strictly liable for violations of this section, regardless of the actions of any non-owner caretakers.*

(a) It shall be unlawful for a dog that is age six (6) months or older to not be licensed as prescribed herein.

(b) It shall be unlawful for a dog to be off of the property of its caretaker without wearing its current county license tag, which shall be affixed to the dog by means of a collar or harness.

(c) It shall be unlawful for a dog to have affixed to it a license/rabies tag other than its own.

5-3. **Accumulation of excessive pet animal feces prohibited.** It shall be unlawful for an owner or caretaker of any pet animal to permit excessive pet animal feces to accumulate.

5-4. **Animals-at-large prohibited.**

(a) It shall be unlawful for the owner or custodian of any animal to permit the same to run, go, or be at large on any street or public place within the county, or upon the premises of any other person, without prior written permission of such other person.

(b) Exception: This section shall not apply to areas designated by the county as dog training areas or off leash dog park sites. At such sites, owners or custodians may allow dogs to run, go, or be at large off leash, subject to the conditions listed below. Violation of any of these conditions shall constitute a violation of this section:

1. Owners and custodians shall not bring their dogs into an off-leash site, or remain at the site with their dogs, after sunset or before sunrise.
2. Owners and custodians shall keep their dogs leashed when entering or leaving the fenced enclosure of the off-leash site and must have a visible leash with them at all times.
3. Dogs must be accompanied by a person at least eighteen (18) years of age when inside the enclosure.
4. Children under the age of 18 must be supervised by a person eighteen (18) years or older.
5. Owners and custodians shall not allow their dogs to chase or harass wildlife or other dogs.
6. Owners and custodians shall not leave their dogs unattended.
7. Owners and custodians shall immediately remove their dog's waste.
8. Pinch (prong) and spike collars must be removed prior to entering the enclosure.
9. No more than two (2) dogs per owner or custodian are allowed.
10. Owners/custodians shall not bring any of the following dogs into the off-leash site:
 - Dangerous or aggressive dogs;
 - Female dogs in heat;
 - Dogs without a current vaccination tag attached to the collar worn by the dogs;
 - Dogs without a current identification tag attached to the collar worn by the dog or a traceable microchip;
 - Unvaccinated dogs;
 - Dogs known to be ill or exhibiting signs of illness; or
 - Dogs not under voice command, unless in areas at the site designated for training.
11. Any person who brings a dog to an off-leash dog park or dog training site designated by the county shall be treated as the owner or custodian of the dog for purposes of this section.
12. Anyone entering an off-leash dog park or dog training site designated by the county assumes the risk of injury and property damage caused by their

own dog, other dogs, other persons, or any of the facilities at the site. By entering this site, every person agrees to release the County of Adams and its employees from liability for injuries or property damage caused by any act or omission of the county or its employees. The owner or custodian assumes liability for any injury or property damage to persons or other dogs caused by their dog.

5-5. **Animals prohibited from causing damage.**

(a) It shall be unlawful for the owner or custodian of any animal to permit said animal, with or without the direct knowledge of that owner or custodian, to destroy, damage, or injure any shrubbery, plants, flowers, grass, lawn fence, structure, part of any structure, other domestic animal, or anything whatsoever upon any private property owned or occupied by a person other than the owner or custodian of such animal. The owner or custodian may not permit or allow their animal to come into contact with a motor vehicle owned by someone other than the owner or custodian of the animal in such a way so as to cause damage to the motor vehicle when said motor vehicle is on property other than that of the animal owner or custodian. Any animal permitted to engage in the activities prohibited by this section may be impounded as provided in section 7-1.

(b) Any animal found trespassing or found causing damage to property as described in subsection (a) of this section may be humanely restrained by the owner or occupant of such property, or by such owner's or occupant's agent, for a reasonable time, during which time such owner, occupant, or agent shall notify animal management of his possession of the animal, release the animal to the owner or custodian, release the animal at the site of its capture, or transport the animal to the animal shelter.

5-6. **Animals in heat must be confined.** Any unspayed dog in the stage of estrus (heat) shall be confined during such time in a house or secure and enclosed building, and said area of enclosure shall be so constructed that no male dog may gain access to the confined animal. The Animal Management Officer shall order any unspayed dog that is in the state of estrus and that is not properly confined, or any such dog that is creating a neighborhood nuisance to be removed to a boarding kennel, to a veterinary hospital, or to the animal shelter. All expenses incurred as a result of the confinement shall be paid by the owner or custodian.

5-7. **Dangerous dog (unlawful ownership), Damages/destroys property of another, Bodily injury to person, Serious bodily injury to person, Injury/death to an animal is prohibited.**

(a) It shall be unlawful for any person to unlawfully, own, possess, harbor, keep, have a financial/property interest in, have custody/control over a dangerous dog and said dog cause bodily injury to a person, serious bodily injury to a person, injury/death of a domestic animal, or damage/destruction of property of another. This is reserved for restitution of more than one thousand dollars (\$1,000) involving injury.

(b) Notice and Payment for cost of care of pet animals pursuant to § 18-9-202-5, C.R.S. The purpose of this notice and payment is to provide for the cost of impoundment, care, and provisions of identified pet animal(s) in the custody of ACASAC for a period of 30 days, including the day on which the pet animal(s) was taken into custody.

5-8. **Cruelty to animals prohibited.** Pursuant to § 18-9-202, C.R.S., it shall be unlawful for any person to knowingly, with criminal negligence, cause and procure the over-driving, over-working, torturing, tormenting, deprivation of necessary sustenance, unnecessary and cruel beating, needless mutilation, needless killing, carrying in and upon a vehicle in a cruel manner, engage in sex act with or otherwise mistreat and neglect an animal, or with criminal negligence cause and procure the over-driving, over-working, tormenting, deprivation of necessary sustenance, unnecessary and cruel beating, needless mutilation, needless killing, carrying in and upon a vehicle in a cruel manner, engage in sex act with or otherwise mistreat and neglect an animal.

(a) Neglect of animals is prohibited. It shall be unlawful for the owner or custodian of any animal to deprive such animal(s) of adequate nutrition, potable water available at all times, proper protection from the elements and extremes in temperature, opportunity for exercise, adequate veterinary care, grooming, socialization, or otherwise neglect such animal in any manner as to endanger its health or cause it to suffer.

(b) Abandonment of animal is prohibited. It shall be unlawful to intentionally abandon any animal.

(c) An Animal Management Officer, having authority to act under this section, may take possession of and impound an animal that the Animal Management Officer has probable cause to believe is a victim of a violation of subsection (a) of this section, or is a victim of a violation of § 18-9-204, C.R.S., and as a result of the violation is endangered if it remains with the owner or custodian. If, in the opinion of a licensed veterinarian, an animal impounded pursuant to this Section 5-8 is experiencing extreme pain or suffering, or is severely injured past recovery, severely disabled past recovery, or severely diseased past recovery, the animal may be euthanized without a court order.

5-9. **Habitual violations of ordinance prohibited.** It shall be a separate unlawful offense for an owner or caretaker of any animal to be convicted of violating this Ordinance three (3) or more times during any consecutive twelve (12) -month period of time.

5-10. **Interference with an Animal Management Officer prohibited.** It shall be unlawful for any person to knowingly interfere with, hinder, or obstruct an Animal Management Officer in the performance of his or her duties under this Ordinance.

5-11. Barking, Howling, or Other Unreasonable Animal Noise Prohibited.

(a) Any person who owns or keeps a dog commits a class two (2) petty offense if such dog individually makes, or in combination with another dog or dogs together make, any noises or disturbances by barking, howling, yelping, whining or other utterance that is audible beyond the premises on which the dog is kept, for a consecutive period in excess of twenty (20) minutes during the day (7 A.M. to 9 P.M.) or for a consecutive period in excess of ten (10) minutes during the night (9:01 P.M. to 6:59 A.M.), and/or a cumulative period in excess of one-hundred twenty (120) minutes during any twenty-four (24) hour period.

(b) No summons and complaint for a violation of this Section 5-11 shall be issued unless at least one written warning, signed by the Animal Management Officer and at least one complainant, has been issued to an owner or keeper of the dog or dogs that have exceed the noise limits. Such written warning shall contain the date and time when the violation occurred and a brief explanation of the nature of the noise complaint. Once a written warning has been issued, a summons and complaint may be issued for any violations that have occurred seven (7) days after the written warning without the necessity of an additional warning.

(c) No summons and complaint shall be issued, nor shall there be a conviction for a violation of this Section 5-11, unless there are two (2) complaining witnesses from separate households who have signed such complaint; except that only one (1) complaining witness shall be required to sign the complaint under either of the following circumstances:

(1) An Animal Management Officer or Deputy Sheriff has personally investigated the complaint of a single complainant and observed the nature and duration of the noise created by the dog(s) and can testify as to such observations, or

(2) A complainant has presented to the Animal Management Officer or Deputy Sheriff at the time of the complaint other credible and admissible corroborative evidence of the alleged violation.

5-12. Provocation of animals prohibited. It shall be unlawful for any person to engage in provocation of an animal.

5-13. Unsafe tethering. It shall be unlawful for the owner or custodian of any animal to tether any animal in such a manner that the animal may become entangled and unable to reach shelter or water, or in such a manner that the animal may be injured, strangled, or otherwise caused to suffer.

(a) It shall be unlawful to tether any animal on any property other than that of the owner or custodian without prior written permission of the property owner or occupant, or to allow any animal tethered on the property of the owner or

(b) Any injured animal on public property or property other than that of the owner or custodian without permission of the property owner or occupant shall be removed by the Animal Management Officer and given any stabilizing veterinary treatment deemed reasonable under shelter guidelines, pending notification of the owner or custodian. The owner or custodian of such animal shall be liable for all veterinary expenses and impoundment fees.

ARTICLE VI: PENALTIES FOR VIOLATIONS

- 6-1. Pursuant to § 30-15-102(1), C.R.S., as amended, any violation of this Ordinance shall be a class two (2) petty offense and shall be punishable by a fine of not more than one thousand dollars (\$1,000), or by imprisonment in the county jail for not more than ninety (90) days, or by both such fine and imprisonment for each separate offense.
- 6-2. Pursuant to § 30-15-402, C.R.S., as amended, Animal Management Officers, and/or any arresting law enforcement officers, are hereby authorized to assess penalties for violations of this Ordinance in accordance with the penalty assessment procedures of § 16-2-201, C.R.S., as amended, and as otherwise specified herein.
- 6-3. Accordingly, a graduated fine schedule for violations of this Ordinance shall be imposed as follows:

VIOLATION	SECTION OF ORDINANCE	NUMBER OF OFFENSES	FINE
Failure to vaccinate against rabies	§ 5-1(a)	1	\$50
		2	\$100
		3 or more	\$150
Rabies vaccination tag not affixed	§ 5-1(c)	1	\$50
		2	\$100
		3 or more	\$150
Misuse of rabies vaccination tag	§ 5-1(d)	1	\$50
		2	\$100
		3 or more	\$150
Failure to license animal	§ 5-2(a)	1	\$25
		2	\$50
		3 or more	\$100
License tag not affixed to animal	§ 5-2(b)	1	\$25
		2	\$50
		3 or more	\$100
Misuse of animal license tag	§ 5-2(c)	1	\$25
		2	\$50
		3 or more	\$100
Excessive accumulation of pet animal feces	§ 5-3	1	Warning
		2	\$50
		3 or more	\$100

Animal-at-large	§ 5-4	1	\$75
		2	\$150
		3 or more	\$300
Animal in heat and not confined	§ 5-6	1	\$100
		2	\$200
		3 or more	\$300
Vicious or dangerous animal not confined	§ 5-7	1	\$300
		2 or more	\$500
Habitual violations	§ 5-9	1 or more	\$500
Interference with an Animal Management Officer	§ 5-10	1 or more	\$1,000
Barking, Howling, or Other Unreasonable Animal Noise Prohibited	§ 5-11	1	Warning
		2	\$50
		3 or more	\$100
Provocation of an animal	§ 5-12	1	\$50
		2	\$75
		3 or more	\$100

- 6-4. The graduated fines enumerated above shall be imposed when any caretaker or other person violates this Ordinance.
- 6-5. Pursuant to § 30-15-102(3), C.R.S., as amended, whenever an Animal Management Officer has probable cause to believe a violation of this Ordinance has occurred, the officer shall issue a penalty assessment notice to the alleged offender, which shall be in the form of a summons and complaint substantially similar to the example attached hereto and incorporated herein as “Exhibit A.”
- 6-6. Pursuant to § 16-2-201(2), C.R.S., as amended, the summons and complaint shall identify the alleged offender, state with specificity the sections of this Ordinance that were allegedly violated by the offender, state the applicable fine for the offense or each offense, and state that the alleged offender must pay the fine(s) by a date certain or appear to answer the charge(s) at a specified time and place. A duplicate copy of the summons and complaint shall be sent to the County Court Clerk of the 17th Judicial District.
- 6-7. Pursuant to § 16-2-201(3), C.R.S., as amended, if the person given a summons and complaint chooses to acknowledge guilt, the person may pay the assessed fine by mail within the time specified in the summons and complaint.
- 6-8. If the person given a summons and complaint chooses not to acknowledge guilt and to contest the violation(s) alleged, the person shall appear in court at the date, time, and place specified in the summons and complaint.
- 6-9. Pursuant to § 30-15-402(1), C.R.S., as amended, any person convicted of violating section 5-4 of this Ordinance shall be subject to the surcharges imposed pursuant to § 30-15-402(2), C.R.S., as amended.

ARTICLE VII: IMPOUNDING ANIMALS

- 7-1. **Animals running-at-large.** Pursuant to §§ 30-15-101(1)(a)(IV) and (V), C.R.S., as amended, an Animal Management Officer may impound any animal not under control or found running-at-large, including dogs found without license tags, any animal that has inflicted bodily injury, any animal that appears to be sick or injured and in need of medical attention, and/or any animal otherwise in violation of this Ordinance.
- 7-2. **Disposition of animals found running-at-large.** Animals found running-at-large shall be impounded for up to five (5) business days, during which time the staff of the ACASAC shall make reasonable efforts to identify and notify the owner of the pet animal of its impoundment.
- (a) If the owner of the animal is identified and notified, the animal may be released to the custody and control of the owner or the owner's designee upon payment in full of the costs incurred by the ACASAC in boarding and caring for the pet animal.
- (b) If the ACASAC staff is unable to identify or notify the owner of a pet animal of its impoundment, after making reasonable efforts to do so for at least five (5) business days, the pet animal may be made available for adoption or may be humanely euthanized at the sole discretion of the manager of the ACASAC.
- (c) If an impounded animal is determined by the Director or their designee of the ACASAC to be critically injured or ill, and it is deemed by the Director or their designee to be in the best interests of the animal for it to be humanely euthanized, such euthanization may occur immediately at the sole discretion of the Director or their designee.
- (d) If the owner of an animal is identified after the animal is adopted or euthanized, the owner shall be liable for the costs of board and care during the animal's impoundment.
- 7-3 **Animals that inflict bodily injury.** Any animal that is suspected of having bitten or that bites a person causing bodily injury shall be immediately impounded for a minimum of ten (10) days from the date of the suspected bite or bites to be observed for symptoms of rabies. The impoundment can be in home quarantine or impoundment at the ACASAC if a serious bodily injury occurs. During the impoundment period, the animal shall not be placed for adoption, placed in foster care, or returned to its owner or caretaker. The owner of the pet animal shall be liable for the costs of board and care incurred by the ACASAC during the period of impoundment.

The provisions of § 25-4-601, *et seq.*, C.R.S., as amended, concerning rabies control, shall be applicable to such incidents of impoundment. Pursuant to § 18-9-202.5, C.R.S, the purpose of this notice and payment is to provide for the cost of

impoundment, care and provision of identified animal(s) in the custody of the impound agency for a period of at least 30 days, including the day on which the animal(s) is/are taken into custody.

- 7-4 **Disposition of animals that inflict bodily injury.** An animal that bites a person causing bodily injury may be euthanized following the minimum period of impoundment, unless otherwise ordered by a court of competent jurisdiction.
- 7-5. **Disposition of unclaimed animals.** Any animal that remains impounded and unclaimed for a period of forty-eight (48) consecutive hours following notification of its owner of its impoundment, or following a court hearing at which violation of this Ordinance was at issue, shall become the property of the ACASAC. The animal may thereafter be adopted or humanely euthanized in accordance with the policies of the ACASAC, but the owner of the animal shall not thereby be discharged from liability for the costs associated with the board and care of the animal during its impoundment.

ARTICLE VIII: ADDITIONAL PROVISIONS

- 8-1 **Validity of ordinance.** Pursuant to § 18-9-204.5(5)(b), C.R.S., as amended, nothing in § 18-9-204.5, C.R.S., as amended, shall be construed to abrogate Adams County's authority to adopt animal management and licensing ordinance and to impose penalties for violations of such ordinance as provided by law.
- 8-2. **No liability associated with enforcement.** Pursuant to § 30-15-104, C.R.S., as amended, the Board of County Commissioners, Animal Management Officers, employees at the ACASAC, and any other persons authorized to enforce this Ordinance, shall not be held responsible for any accident or subsequent disease that may occur to any animal in connection with the administration of this Ordinance.
- 8-3. **Disposition of fines.** Pursuant to § 30-15-103, C.R.S., as amended, all fines and licensing fees collected by the County for violations of this Ordinance shall be paid into the treasury of the County, and deposited into the County's general fund, as such fines and fees are collected.
- 8-4. **Limitation on suits.** Pursuant to § 30-15-409, C.R.S., as amended, prosecutions for the commission of any violation of this Ordinance shall be barred one (1) year after the commission of the offense.
- 8-5. **Severability.** If any section, paragraph, clause, or provision of this Ordinance shall be adjudged to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining sections, paragraphs, clauses, or provisions of this Ordinance, it being the intention that the various parts hereof are severable.
- 8-6. **Effective Date.** Pursuant to § 30-15-405, C.R.S., as amended, this Ordinance shall take effect on December 1, 2016.

STATE OF COLORADO vs. _____ Date and Time of Violation: _____

Defendant (Last Name) _____ (First) _____ (Middle) _____ Date of Birth (Mo.) _____ (Day) _____ (Yr.) _____

Defendant Address _____ City _____ State _____ Zip Code _____ Phone Number _____

Driver's License Number _____ Type/Class _____ State _____ Race _____ Sex _____ Weight _____ Height _____ Hair _____ Eyes _____

Animal Description _____ Breed _____ Sex _____ Color _____ Age _____ Location of Violation _____

C.R.S. 18-9-202(1)(a) (M-1) CRUELTY TO ANIMALS

_____ (Defendant), did unlawfully, {{(knowingly) (with criminal negligence)}} cause and procure the {{(over-driving) (overloading) (over-working) (torturing) (tormenting) (deprivation of necessary sustenance) (unnecessary and cruel beating) (carrying in and upon a vehicle in a cruel manner)}} {engage in sex act with} or with criminal negligence cause and procure the {{(over-driving) (overloading) (over-working) (tormenting) (deprivation of necessary sustenance) (unnecessary and cruel beating) (needless mutilation) (needless killing) (carrying in and upon a vehicle in a cruel manner)}} {engage in sex act with} or otherwise mistreat and neglect an animal, or caused and procured it to be done; to wit: (animal description) _____

C.R.S. 18-9-202(1)(a) (M-1) (CRUELTY) NEGLECT OF ANIMALS

_____ (Defendant), having the charge and custody of an animal, to wit: _____ did unlawfully, {{(knowingly) (with criminal negligence)}}, fail to provide said animal with {{(proper food) (drink) or (protection from the weather)}} or abandoned said animal.

C.R.S. 18-9-202(1)(b) (M-1) CRUELTY TO ANIMALS (ABANDONMENT OF DOG/CAT)

_____ (Defendant), intentionally abandoned a {{(dog) (cat)}}.

- C.R.S. 18-9-204.5 DANGEROUS DOG (UNLAWFUL OWNERSHIP)
- DAMAGES/DESTROYS PROPERTY OF ANOTHER (3)(b)(III)(B.5) (1PO)
- BODILY INJURY TO PERSON (3)(b) (M-3)
- SERIOUS BODILY INJURY TO PERSON (3)(c) (M-1)
- INJURY/DEATH TO DOMESTIC ANIMAL (3)(e)(I) (M-3)

_____ (Defendant), unlawfully {{(owned) (possessed) (harbored) (kept) (had a financial/property interest in) (had custody/control over)}} a dangerous dog and said dog caused {{(bodily injury to a person) (serious bodily injury to a person) (injury/death of a domestic animal)}} {damage/destruction of property of another} to wit: _____

You are Summoned and Ordered to Appear to Answer Charges as Stated Below in:

ADAMS COUNTY COURT at 1100 Justice Center Drive in Brighton, Colorado on _____, 20____ at _____ M

WITHOUT ADMITTING GUILT, I HEREBY PROMISE TO APPEAR AT THE TIME AND PLACE INDICATED ABOVE

DEFENDANT _____

THE UNDERSIGNED HAS PROBABLE CAUSE TO BELIEVE THAT THE DEFENDANT COMMITTED THE OFFENSE(S) AGAINST THE PEACE AND DIGNITY OF THE PEOPLE OF THE STATE OF COLORADO AND AFFIRMS THAT A COPY OF THIS SUMMONS & COMPLAINT FORM WAS DULY SERVED UPON THE DEFENDANT.

AGENT - PRINT LAST NAME _____

DATED THIS _____ DAY OF _____ 20____ AGENT _____

02027

AGENCY RECORDS - 4

ATTITUDE GOOD VERY GOOD POOR VERY POOR

SPECIAL CONDITIONS:

OFFICER NOTES AND OBSERVATIONS: (What, Where, How, Defendant's Attitude)

DEFENDANT - 2

THIS IS A LEGAL DOCUMENT - READ BOTH SIDES

SPECIAL REQUIREMENTS FOR MINORS: (Persons Under 18 Years Of Age)

If you are required to appear in Court, you must be accompanied by a parent or guardian.

READ CAREFULLY THE INSTRUCTIONS WHICH APPLY TO THE TYPE OF SUMMONS OR PENALTY ASSESSMENT CHECKED ON THE REVERSE SIDE.

INSTRUCTIONS - SUMMONS (Offense)

The citation you have received is a Summons and requires your appearance in Court at the time, place, and date shown. Failure to appear in Court on or before the time and date shown constitutes a separate offense of "Failure to Obey a Summons" and a warrant will be issued for your arrest.



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

November 15, 2016

CASE No.: **PLN2016-00016** CASE NAME: **Regulation Amendments**

Owner's Name:	Adams County
Applicant's Name:	Adams County Community and Economic Development Department
Applicant's Address:	4430 S. Adams County Parkway, Brighton, CO 80601
Location of Request:	Unincorporated Adams County
Nature of Request:	Amendments to the County's Development Standards and Regulations to include an update of administrative functions that reflects current organization / role of various Departments in the County
Hearing Date(s):	PC: October 27, 2016 / 6:00 p.m.
	BOCC: November 15, 2016 /9:30 a.m.
Report Date:	October 31, 2016
Case Manager:	Christopher C. La Rue <i>ccr</i>
Staff Recommendation:	APPROVAL with 3 Findings-of-Fact
PC Recommendation:	APPROVAL with 3 Findings-of-Fact

SUMMARY OF APPLICATION

Background

The purpose of this Development Standards and Regulations text amendment is to align administration of the County's Development Regulations to be current with functions/roles of Departments within the County. Due to recent structural changes in the County, certain functions relating to administration of the Development Standards and Regulations have to be modified to effectively reflect roles of Departments in the County. The proposed text amendments are not changing administration and functions of the Development Standards and Regulations; only changes that reflect current administrative functions such as changing the name of Public Works Department to Transportation Department and Planning and Development Department to Community and Economic Development Department are effected.

The amendments also include minor revisions to correct errors in references to citations in sections of the code, typos, and updates to correct names of external agencies. A revision to the definition of “Site Specific Development” was also made to correct a typographical error. Specifically, section 2-02-10-03-01 of the Development Standards and Regulations lists projects with vesting rights. One of the projects is a Preliminary Development Plan (PDP). However, section 11-02-470 (Definition of Site Specific Development Plan) excludes a PDP from the list of vested development plans. Section 11-02-470 was updated to include PDP as one of the projects with vested rights. This change was included as it had been an area of concern in the administration of the Development Standards and Regulations.

A minor change was also included to broaden the ability to rezone a property to the County's Transit Oriented Development zone district. Currently, a rezoning application to the TOD zone district can only be submitted if the property is within a half-mile radius of either the Pecos or Federal FasTrack stations. The draft regulations would allow the submittal of a rezoning application for any property within 1/2 mile of any station with mass transit. All rezoning requests would still be subject to the standard review and public hearing process, with the ultimate decision occurring at the Board of County Commissioners hearing.

At the time of the creation of the TOD zone district in 2012, the Pecos and Federal stations of the G line were the two stations where TOD was primarily encouraged. However, there are additional areas that are appropriate for TOD development near other stations within the FasTracks system. The intent of this change is to facilitate additional TOD projects to occur. This change also aligns with the recommendations of various County plans that recommend the County to allow larger areas for TOD projects and not exclusively limit such developments to the Federal and Pecos stations.

In previous study sessions, the Board of County Commissioners (BoCC) also provided direction to staff to review the County's Development Standards and Regulations and make recommendations for amendments. Some of the specific policies the BoCC directed staff to review include current landscape requirements, agricultural support uses and regulations, regional traffic impact fees, and potential conflicts within the Development Standards and Regulations. When Adams County adopted new oil and gas regulations, the BOCC directed staff to commence a study of the traffic impact fees associated with oil and gas development. Staff is currently working on the reviews. However, the subject request is specifically to update the Code to reflect administrative functions; and making minor revisions to correct errors in certain references in the Code.

For a summary description of all the changes to each chapter, see Exhibit 2.1. For detailed changes and redlines of the entire development code, please visit the County website at <https://www.adcogov.org/planning/currentcases>.

Development Standards and Regulations Requirements

Section 2-02-13 of the Adams County Development Standards and Regulations details the procedures for amendments to the text of the standards and regulations. Only the Board of

County Commissioners may, after a recommendation from the Planning Commission, adopt a resolution amending the text of the standards and regulations.

Staff held a public information session at the Government Center on September 23, 2016, from 10:00am to 1:00pm. The purpose of this meeting was to review the proposed changes to the Code with any interested persons or organizations. No one attended this information session.

Section 2-02-13-06-01 of the Development Standards and Regulations lists three criteria for reviewing text amendments. The first two criteria require consistency with the Comprehensive Plan and the purpose of the Development Standards. The third criterion requires the text amendment to not be detrimental to the majority of persons or property in the surrounding areas nor to the community in general. The minor changes proposed in this text amendment are consistent with the Comprehensive Plan, the purpose of the regulations, and not detrimental to the citizens of Adams County. The proposed changes will assist the public to contact the right Department in the County for administration of the County's Development Standards and Regulations.

Planning Commission Recommendation

The Planning Commission considered this case on October 27, 2016 and recommended unanimous approval. No person spoke in opposition or in support of the request..

Staff Recommendation:

It is staff's determination that the request is consistent with the Adams County's Comprehensive Plan, the purpose of the standards and regulations, and will not be detrimental to the property owners nor the community in general. Based upon the criteria for approving a text amendment, staff recommends Approval of this request with 3 findings-of-fact.

Findings of fact:

1. The text amendment is consistent with the Adams County Comprehensive Plan.
2. The text amendment is consistent with the purposes of these standards and regulations.
3. The text amendment will not be detrimental to the majority of persons or property in the surrounding areas nor to the community in general.

PUBLIC COMMENTS

Staff did not receive any public comments regarding this request.

COUNTY AGENCY COMMENTS

Adams County Building Safety Division:

No comment

Adams County Code Compliance:

No comments.

Adams County Environmental Analyst:

No comments.

Adams County Parks & Community Resources Department:

No comments.

Adams County Sheriff's Office:

No comments

Adams County Development Services Engineering

No comments.

Adams County Development Services Right-of-Way

No comments.

Adams County Finance

No comments.

Adams County Treasurer's Office

No comments.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

Responding without Concerns:

CDOT

Douglas County

E-470 Highway Authority

IREA

Tri-County Health Department

United Power

Xcel Energy

Notified but not Responding / Considered a Favorable Response (See Exhibit 5.4):

Cities

Citizen groups

Counties

Ditch companies

Federal Agencies

Fire Districts

Recreational Districts
Regional Agencies
State Agencies
Utilities
Water and Sanitation Districts

Exhibits Table of Contents

Exhibit 1 - Applicant Information

- 2.1 Chapter Summaries of Changes
- 2.2 Red line chapters (separate document)

Exhibit 2 - Referral Comments

- 2.1 Development Review Team Comments (Planning, Engineering, Environmental Analyst, Right-of-Way, Building Safety, and Parks).
- 2.2 CDOT
- 2.3 Douglas County
- 2.4 E-470 Authority
- 2.5 IREA
- 2.6 Tri-County Health
- 2.7 United Power
- 2.8 Xcel Energy

Exhibit 3 - Citizen Comments

None.

Exhibit 4 - Associated Case Materials

- 4.1 Request for Comments
- 4.2 Hearing Notification
- 4.3 Referral Labels



Community & Economic Development Department

4430 South Adams County Parkway,
1st Floor, Suite W2000
Brighton, CO 80601-8205
PHONE 720.523.6800 FAX 720.523.6998

MEMORANDUM

To: Board of County Commissioners
From: Christopher C. LaRue, Senior Planner
Subject: PLN2016-00006, Regulation Amendments
Date: November 15, 2016

ALTERNATIVE RECOMMENDED FINDINGS OF FACT

If the Board of County Commissioners does not concur with the Staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

1. The text amendment is not consistent with the Adams County Comprehensive Plan.
2. The text amendment is not consistent with the purposes of these standards and regulations.
3. The text amendment will be detrimental to the majority of persons or property in the surrounding areas and to the community in general.



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Planning Commission

October 27, 2016

CASE No.: **PLN2016-00006** CASE NAME: **Regulation Amendments**

Owner's Name:	Adams County
Applicant's Name:	Adams County Community and Economic Development Department
Applicant's Address:	4430 S. Adams County Parkway, Brighton, CO 80601
Location of Request:	Unincorporated Adams County
Nature of Request:	Amendments to the County's Development Standards and Regulations to include an update of administrative functions that reflects current organization / role of various Departments in the County
Hearing Date(s):	PC: October 27, 2016 / 6:00 p.m.
	BOCC: November 15, 2016 /9:30 a.m.
Report Date:	October 7, 2016
Case Manager:	Christopher C. La Rue <i>ccr</i>
Staff Recommendation:	APPROVAL with 3 Findings-of-Fact

SUMMARY OF APPLICATION

Background

The purpose of this Development Standards and Regulations text amendment is to align administration of the County's Development Regulations to be current with functions/roles of Departments within the County. Due to structural changes in the County, certain functions relating to administration of the Development Standards and Regulations have to be modified to effectively reflect roles of Departments in administrations of the County Development Standards. The proposed text amendment is not requesting to change administration and functions of the Development Standards and Regulations; it is only requesting administrative changes such as change of Department names from the previous Public Works Department to the Transportation Department and the Planning and Development Department to Community and Economic Development Department.

In previous study sessions, the Board of County Commissioners (BoCC) also provided direction to staff to review the County's Development Standards and Regulations and make recommendations for amendments. Some of the specific policies the BoCC directed staff to review include current landscape requirements, agricultural support uses and regulations, regional traffic impact fees, and potential conflicts within the Development Standards and Regulations. When Adams County adopted new oil and gas regulations, the BOCC directed staff to commence a study of the traffic impact fees associated with oil and gas development. Staff is currently working on this review. However, the subject request is specifically to update the Code to reflect administrative functions. Also included in the subject request are corrections to errors in certain references in the Code, including typos, and incorrect Department names.

For a summary description of all the changes to each chapter, see Exhibit 2.1. For detailed changes and redlines of the entire development code please visit the County website at <https://www.adcogov.org/planning/currentcases>.

Development Standards and Regulations Requirements

Section 2-02-13 of the Adams County Development Standards and Regulations details the procedures for amendments to the text of the standards and regulations. Only the Board of County Commissioners may, after a recommendation from the Planning Commission, adopt a resolution amending the text of the standards and regulations.

Staff held a public information session at the Government Center on September 23, 2016, from 10:00am to 1:00pm. The purpose of this meeting was to review the proposed changes with any interested person or organization. However, no one attended this information session.

Section 2-02-13-06-01 of the Development Standards and Regulations lists three criteria for reviewing text amendments. The first two criteria require consistency with the Comprehensive Plan and the purpose of the Development Standards. The third criterion requires the text amendment to not be detrimental to the majority of persons or property in the surrounding areas nor to the community in general. The minor changes proposed in this text amendment are consistent with the Comprehensive Plan, the purpose of the regulations, and not detrimental to the citizens of Adams County. The changes will help the public to contact the right Department in the County for administration of the County's Development Standards and Regulations.

Staff Recommendation:

It is staff's determination that the request is consistent with the Adams County's Comprehensive Plan, the purpose of the standards and regulations, and will not be detrimental to the property owners nor the community in general. Based upon the criteria for approving a text amendment, staff recommends Approval of this request with 3 findings-of-fact.

Findings of fact:

1. The text amendment is consistent with the Adams County Comprehensive Plan.
2. The text amendment is consistent with the purposes of these standards and regulations.

3. The text amendment will not be detrimental to the majority of persons or property in the surrounding areas nor to the community in general.

PUBLIC COMMENTS

Staff did not receive any public comments regarding this request.

COUNTY AGENCY COMMENTS

Adams County Building Safety Division:

No comment

Adams County Code Compliance:

No comments.

Adams County Environmental Analyst:

No comments.

Adams County Parks & Community Resources Department:

No comments.

Adams County Sheriff's Office:

No comments

Adams County Development Services Engineering

No comments.

Adams County Development Services Right-of-Way

No comments.

Adams County Finance

No comments.

Adams County Treasurer's Office

No comments.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

Responding without Concerns:

CDOT

Douglas County

E-470 Highway Authority
IREA
Tri-County Health Department
United Power
Xcel Energy

Notified but not Responding / Considered a Favorable Response (See Exhibit 5.4):

Cities
Citizen groups
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Exhibit 3 - Citizen Comments

None.

Exhibit 4 - Associated Case Materials

- 4.1 Request for Comments
- 4.2 Hearing Notification
- 4.3 Referral Labels



Community & Economic Development Department

4430 South Adams County Parkway,
1st Floor, Suite W2000
Brighton, CO 80601-8205
PHONE 720.523.6800 FAX 720.523.6998

MEMORANDUM

To: Planning Commission

From: Christopher C. LaRue, Senior Planner

Subject: PLN2016-00006, Regulation Amendments

Date: October 27, 2016

ALTERNATIVE RECOMMENDED FINDINGS OF FACT

If the Planning Commission does not concur with the Staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

1. The text amendment is not consistent with the Adams County Comprehensive Plan.
2. The text amendment is not consistent with the purposes of these standards and regulations.
3. The text amendment will be detrimental to the majority of persons or property in the surrounding areas and to the community in general.

Chapter 1

Summary of Revisions:

Section 1-3-2/3 and 1-03-02/ 1-05-08 (Change in Director Titles)

- Change in Director names to reflect the right Department such as change the Director of Public Works to Transportation and Director of Neighborhood Services to Director of Community and Economic Development.

Section 1-02-01-02 (Board of County Commissioners)

- Amending reference to the number of BoCC member from three to five, or to just reference “a district”.

Section 1-02-01-02-05/1-03-02-01 (Authority of the BOCC to Appoint):

- Delete the authority of the BoCC to appoint Director of Planning, Transportation and Neighborhood Services.

Section 1-02-02-10/1-02-03-10 (study sessions):

- This section should be refined to mimic current practices.

Section 1-03 (Administrative Officials):

- Delete Director of Planning and Development to Community and Economic Development

Section 1-03-02 (Change Director of Public Works to Director of CEDD) and all associated references in this section

Section 1-05/1-05-02/5 (Enforcement)

- Replace reference to Director of Public Works with Community and Economic Development.

Chapter 2

Section 2-01-01-01 (Purpose of Conceptual Review) and 2-01-01-04 (Staff Review and Recommendation):

- Replacing Dept of Public Works with Transportation
 - Referencing Director of Community and Economic Development, instead of Neighborhood Services

Section 2-01-05 (Staff Report)/ Section 2-01-07-02-03/2-02-01-04

- Replacing Director of Public Works with Director of Transportation
- Replacing Director of Neighborhood Services with Director of Community and Economic Development

Section 2-02-02 (Building permit)

- Replacing reference to Director of Neighborhood Services with Director of Community and Economic Development.

Section 2-02-03-07/2-02-04-04/2-02-09-07/2-02-10-02-06/2-02-11-07/2-02-12/2-02-12-07/2-02-17-04-06 (Director of Planning)

- Delete all reference to Director of Planning and Development and replace with Director of Community and Economic Development

Section 2-02-05/2-02-10-04-05 (Neighborhood Services Director)

- Replace reference to Neighborhood Services Director with Community and Economic Development

Section 2-02-07/2-02-08-08/2-02-08-10/2-02-17

- Replace reference to Director of Public Works with Transportation, replace Director of Planning and Development with Director of Community and Economic Development

Section 2-02-13-03-03/2-02-14-05/2-02-15-06/2-02-16-02/2-02-16-05/2-02-16-05-06/2-02-16-06-05/2-02-16-06-06/07/2-02-16-08-06/2-02-17-03-02/2-02-18/2-02-18-02-06/2-02-18-03-06

Delete reference to Director of Planning with Community and Economic Development and Public Works to Transportation

Section 2-02-13-03-02 (Amendment to Comprehensive Plan)

Include a sentence that the Director of Long Range Strategic Planning may also propose amendment to the Comp Plan.

Section 2-02-13-05

Include a sentence that “in the case of Comprehensive Plan amendment, the Director of Long Range Strategic Planning ‘will determine if the development proposal could have significant neighborhood impact’”

Section 2-02-13-07 (Action by the Director of Planning and Development Approval)

Include a sentence that in the case of Comprehensive Plans, the Director of Long Range Strategic Planning” shall make the approved changes to the Official County’s Comprehensive Plan map, or text.

Section 2-02-20-05/2-02-20-07/2-20-21-07

- Replace reference to Director of Public Works with Community and Economic Development.

Chapter 3

Section 3-01 (General Application)

- Incorrect reference to criteria for a variance –change reference 2-02-18 to 2-02-21
- Section 3-07-01 (use table)
- Replace Public Works with Transportation (Sections 3-08-07-03-06/3-08-07-4-04-04/3-08-07-04-04/3-08-07-04-05)

Section 3-26-02 (TOD applicability)

- Delete a sentence referencing location of TOD applicability to only Federal and Pecos station to all RTD FasTract stations
- Replace an incorrect reference of cited Section 02-02-12 with 02-02-13

Section 3-29-03-06-02 (Designation of Sending Areas)

- Including a language to exclude mixed-use employment land use designated parcels as “Sending Area” designations.
 - Also include areas west of Imboden road to the list of “Sending Areas”

Section 3-29-03-06-03 (Receiving Areas):

- Deleting township 1561, 1563, 1565, 1729, 1731 from the list of “Receiving Areas”. And include Quail Run Road.

Section 3-36-03-04/ 3-36-03-04-01/3-36-03-04-01/3-36-03-06-01/3-36-03-06-02/3-36-03-06-03/3-36-03-06-04/3-36-04-01/3-36-03-04-01-01/3-36-03-04-01-02/3-36-03-05

Replacing Director of Public Works with Transportation.

Section 3-36-03-06-01 (Flood Control Overlay Map Amendments)

Replace Director of Public Works with Director of Community and Economic Development.

- Sections 3-36-03-06-02/3-36-03-06-03/3-36-03-06-04-replacing “Director of Public Works with Director of CEDD.

Section 3-36-04-01/ Section 3-36-04-03/3-36-07-04 (General Admission)

Replacing the Director of Public Works with Community and Economic Development

Section 3-36-04-02-01 (Reporting Watercourse Alterations)

Replacing Director of Public works with Director of Community and Economic Development

Section 3-36-07-06-01 (Maintenance of Altered Watercourses)

Replace Director of Transportation with Director of Community and Economic Development

Section 3-36-07-07-08 (Residential Structures (Except Manufactured Homes)

Replace Director of Transportation with Director of Community and Economic Development

Section 3-36-07-07-11-02 (Non-Critical Facilities)

Replace Director of Transportation with Director of Community and Economic Development

Section 3-36-07-07-14 (Other Uses Not Identified)

Replace Director of Transportation with Director of Community and Economic Development

Section 3-37-06-09 (Hauling Route)

Replace Director of Transportation with Director of Community and Economic Development

Chapter 4

Summary of Revisions:

Section 4-02-02-06 (Change in Director Titles)

- Director of Public Works to Director of Transportation for obstruction of views along a public right-of-way

Section 4-03-02-01 No. 24 (Change in Director Titles)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-03-02-02-03 c. (Change in State Agency Name):

- Change from Colorado Department of Health to Colorado Department of Public Health and Environment

Section 4-03-03-01 No. 23 (Change in Director Titles):

- Director of Planning and Development to Director of Community and Economic Development

Section 4-03-03-02-02 1b. and 3c. (Change in Director Titles):

- Director of Planning and Development to Director of Community and Economic Development

Section 4-03-04-01 No. 11 (Change in Director Titles):

- Director of Planning and Development to Director of Community and Economic Development

Section 4-03-04-02-01 4b. (Change in State Agency Name):

- Change from Colorado Department of Health to Colorado Department of Public Health and Environment

Section 4-03-05-01 No. 11(Change in Director Titles):

- Director of Planning and Development to Director of Community and Economic Development

Section 4-04-02-01-01 (Change in Director Titles):

- Director of Planning and Development to Director of Community and Economic Development

Section 4-04-02-01-10 and 4-04-02-01-11(Change in Director Titles):

- Director of Public Works to Director of Transportation

Section 4-04-02-02-01 (Change in Director Titles):

- Director of Planning and Development to Director of Community and Economic Development

Section 4-04-02-03-02 (Change in Department Titles):

- Department of Planning and Development to Community and Economic Development Department

Section 4-04-02-03-09 (Change in Department Titles and Functions):

- Department of Public Works to Community and Economic Development Department for grading and drainage for inert fill

Section 4-04-02-04-08 and 4-04-02-04-09 (Change in Department Titles and Functions):

- Department of Public Works to Community and Economic Development Department

Section 4-04-02-05-01 (Change in Department Titles):

- Department of Planning and Development to Community and Economic Development Department

Section 4-04-07-02 No. 10 (Change Director Title and Function)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-05-01-01 (Change in Director Titles):

- Director of Planning and Development to Director of Community and Economic Development

Section 4-05-02-03-01 (Change in Department Titles):

- Department of Planning and Development to Community and Economic Development Department

Section 4-05-02-03-10 and 4-05-02-03-11 (Change in Director Titles):

- Director of Public Works to Director of Transportation

Section 4-05-02-05-01 (Change in Department Titles):

- Department of Planning and Development to Community and Economic Development Department

Section 4-05-02-06-15 and 4-05-02-06-15 (Change in Department Titles and Functions):

- Adams County Public Works Building Section to Adams County Community and Economic Development Building Safety Division

Section 4-05-02-07-09 (Change in Department Titles and Functions):

- Adams County Public Works Building Section to Adams County Community and Economic Development Building Safety Division

Section 4-05-02-08-05 (Change in Director Titles):

- Director of Planning and Development to Director of Community and Economic Development

Section 4-05-02-08-08 4-05-02-08-09 (Change in Department Titles and Functions):

- Department of Planning and Development and Department of Public Works to Community and Economic Development Department for haul route and grading and drainage for inert fill

Section 4-05-02-09-08 and 4-05-02-09-09 (Change in Department Titles and Functions):

- Adams County Public Works Building Section to Adams County Community and Economic Development Building Safety Division

Section 4-05-02-10-01 (Change in Department Titles):

- Department of Planning and Development to Community and Economic Development Department

Section 4-06-01-02-01-03 (Change in Director Titles and Functions):

- Director of Public Works to Director of Community and Economic Development for retaining wall over 2 feet

Section 4-06-01-02-01-10 (Change in Director Titles and State Agency Title):

- Director of Planning and Development to Director of Community and Economic Development
- Colorado Department of Highways to Colorado Department of Transportation

Section 4-06-02-01-02 No. 2 (Change in Department Title)

- Department of Planning and Development to Community and Economic Development Department

Section 4-06-02-01-03 No. 6 and No. 13 (Change in State Agency Title and Director Title)

- Colorado Department of Health to Colorado Department of Public Health and Environment
- Director of Planning and Development to Director of Community and Economic Development

Section 4-06-02-01-04 4i. (Change in Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-06-02-01-08 No. 6 (Change in State Agency Title)

- Colorado Department of Health to Colorado Department of Public Health and Environment

Section 4-06-02-02 No. 1 (Change in Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-07-01-02-02-01 (Change in Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-07-01-02-02-02 (Change in Director Title and Function)

- Director of Public Works to Director of Community and Economic Development

Section 4-07-01-02-02-03 (Change in Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-07-01-02-02-10 (Change in Director and State Agency Title)

- Director of Planning and Development to Director of Community and Economic Development
- Colorado Department of Highways to Colorado Department of Transportation

Section 4-07-02-01-02-02 No. 8, No. 9, No. 14 (Change in Director Title)

- Director of Planning and Development to Director of Community and Economic Development
- Director of Public works to Director of Community and Economic Development

Section 4-07-02-01-03 No. 3 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-07-02-02-02 No. 3 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-07-02-03-02 No. 2 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-07-02-04-03 No. 2 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-07-02-05-03 No. 7, No. 23, No. 24 (Change Director Title and Function)

- Director of Public Works to Director of Transportation
- Director of Public Works to Director of Community and Economic Development
- Director of Public Works to Director of Community and Economic Development

Section 4-07-02-05-05 (Change Director Title and Function)

- Director of Public Works to Director of Community and Economic Development

Section 4-08-01-02-02-08 (Change Director and State Agency Title)

- Director of Planning and Development to Director of Community and Economic Development
- Colorado Department of Highways to Colorado Department of Transportation

Section 4-08-01-02-02-09 (Change Director Title and Function)

- Director of Public Works to Director of Community and Economic Development

Section 4-08-02-02 No. 9 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-08-02-03 No. 5 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-08-02-04-02 No. 2 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-08-02-04-03 No. 4 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-08-02-05-01 No. 3 (Change Department Title)

- Department of Planning and Development to Community and Economic Development Department

Section 4-09-01-04-11 (Change Director and State Agency Title)

- Director of Planning and Development to Director of Community and Economic Development
- Colorado Department of Highways to Colorado Department of Transportation

Section 4-09-01-04-12 (Change Director Title and Function)

- Director of Public Works to Director of Community and Economic Development

Section 4-09-02-02 No. 8 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-09-02-06 No. 4 and No. 7b (Change Director Title)

- Director of Public Works to Director of Transportation
- Director of Public Works to Director of Transportation regarding paving parking

Section 4-09-02-07 No. 2a, 3d, and 4a(Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-09-02-15-01 No. 5 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-09-02-19-03 No. 3 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-10-01-03-11 (Change Director and State Agency Title)

- Director of Planning and Development to Director of Community and Economic Development
- Colorado Department of Highways to Colorado Department of Transportation

Section 4-10-01-03-12 (Change Director Title and Function)

- Director of Public Works to Director of Community and Economic Development for retaining walls

Section 4-10-02-03-01 No. 5 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-10-02-03-02 No. 1a, 1d, 1k, 1l, 1o, 2a, 4b, 6c (Change Director and State Agency Title)

- Colorado Department of Health to Colorado Department of Public Health and Environment
- Director of Planning and Development to Director of Community and Economic Development

Section 4-10-02-03-03 No. 4 (Change Department Title)

- Department of Planning and Development to Community and Economic Development Department

Section 4-10-02-04-02 No. 1 (Misspelled word)

- Change “Containted” to “contained”

Section 4-10-02-05-06 No. 4 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-10-02-05-07 No. 3 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-10-02-05-08 No. 5 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-10-02-05-09 No. 3 (Change State Agency Title)

- Colorado Department of Health and Public Environment to Colorado Department of Public Health and Environment

Section 4-10-02-06-07 No. 3 (Change State Agency Title)

- Colorado Department of Health and Public Environment to Colorado Department of Public Health and Environment

Section 4-11-02-03-04 No. 5 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-11-02-06-03 No. 3d (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-12-02-05 (Change Director Title and Function)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-12-02-06 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-12-02-09 (Change Director Title)

- Director of Public Works to Director of Transportation

Section 4-12-04-02 (Change Director Title)

- Director of Public Works to Director of Transportation

Section 4-12-04-03 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-12-04-04 No. 5 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-12-04-05 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-12-04-07 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-12-04-13 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-12-04-15 No. 6 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-13-04 (Change Director Title)

- Director of Public Works to Director of Transportation

Section 4-13-05 (Change in Verbs)

- Effect to Affect

Section 4-13-09-01 (Change Director Title)

- Director of Public Works to Director of Transportation

Section 4-13-09-02 (Change Director Title)

- Director of Public Works to Director of Transportation

Section 4-14-06-01 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development
- Director of Public Works to Director of Community and Economic Development

Section 4-14-06-02 No. 4 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-04-06-04-02 No. 7, 8, 11 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-14-06-05-02 No. 6 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-15-05 No. 7 (Change Director Title and Function)

- Director of Public Works to Director of Community and Economic Development

Section 4-15-07 No. 1,2,3 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-16-05 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-16-06 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-16-07 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-16-18-01 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-16-18-02 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-16-19-01 No. 2 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-16-21 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-20-02-01 (Change Director Title)

- Director of Public Works to Director of Transportation

Section 4-20-03-02 (Change Director Title)

- Director of Public Works to Director of Community and Economic Development

Section 4-20-04-04 (Change Director Title)

- Director of Public Works to Director of Transportation

Section 4-21 No 1 and 2 (Change Department Title)

- Department of Planning and Development to Community and Economic Development Department

Section 4-22-06 No.7 (Change State Agency Title)

- Colorado Department of Health to Colorado Department of Public Health and Environment

Section 4-22-07 No. 7 (Change State Agency Title)

- Colorado Department of Health to Colorado Department of Public Health and Environment

Section 4-22-08 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-23-04 No. 6 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-23-06 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-24-02-02 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-24-02-03 No. 3 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-24-02-04 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-24-03-07-01 No. 2 (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Section 4-24-03-07-03 No. 1e (Change Director Title)

- Director of Planning and Development to Director of Community and Economic Development

Chapter 5

Detailed Revisions:

Table of Contents

- 5-02-01 Changed Public Works to Transportation.

Section 5-01-02

- Planning and Development to Community and Economic Development.

Section 5-01-03-02

- Changed Chairman to Chair

Section 5-02-01

- Deleted this section

Section 5-02-03

- Changed Director of Public Works to Community and Economic Development.

Section 5-02-05

- Changed Director of Public Works to Transportation & added Community and Economic Development.
- Changed Department of Public Works to Transportation.
- # 1(b) changed Department of Public Works to Transportation.
- # 1(c) changed Department of Public Works to Transportation.

Section 5-02-06-01

- Changed Department of Public Works to Transportation.

Section 5-02-06-02

- Changed Department of Public Works to Transportation.

Section 5-02-07

- Changed Department of Public Works to Transportation.

Section 5-03-02-06

- Changed Director of Public Works to Transportation.

Section 5-03-02-08

- Changed Director of Public Works to Transportation.

Section 5-03-03-10

- Changed Director of Public Works to Community and Economic Development.

Section 5-03-04-06

- Changed Public Works to Transportation.

Section 5-03-04-07

- Changed Director of Public Works to Transportation.

Section 5-03-04-08

- Changed Director of Public Works to Transportation.

Section 5-03-05-04

- Changed Director of Planning and Development to Community and Economic Development.

Section 5-03-06-01-02

- Changed Director of Public Works to Community and Economic Development.

Section 5-03-06-06

- Changed Director of Public Works to Community and Economic Development.

Section 5-03-06-07

- Changed Director of Public Works to Community and Economic Development.

Section 5-03-06-10

- Added “in new subdivisions”
- Changed Director of Public Works to Community and Economic Development.

Section 5-03-07-02

- Changed Director of Planning and Development to Community and Economic Development.

Section 5-03-07-03

- Changed Director of Planning and Development to Community and Economic Development.

Section 5-04-01-05-01

- Changed Director of Public Works to Transportation.

Section 5-04-04-02(1)

- Changed Director of Public Works to Community and Economic Development.

Section 5-04-09-02

- Changed Director of Public Works to Transportation and Community and Economic Development Department in first sentence.
- Changed Director of Public Works to Transportation in the second sentence.

Section 5-05-04-02

- Changed Director of Planning to Community and Economic Development.

Section 5-06-08-01

- # 4 Changed Planning and Development to Community and Economic Development.
Changed Public Works to Transportation.

Chapter 6

Summary:

Table of Contents 6-10-07 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director (CEDD)

Section 6-02-10 (change in department name)

- Change Adams County Building Inspection to Adams County Community and Economic Development Department

Section 6-02-19 (change in department name)

- Change Adams County Planning and Development to Adams County Community and Economic Development Department

Section 6-02-21 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Section 6-02-37 (Impact Area)

- Change name of Director of Planning and Development to Director of CEDD.

Section 6-02-60 (Planning and Development Department)

- Change name from Adams County Planning and Development Department to Department of Community and Economic Development

Section 6-02-61 (Planning Director)

- Change from “Planning Director” to Director of Community and Economic Development.

Section 6-04-01-2.c, and e (Specific Exemptions)

Replacing Director of Planning with Director of Community and Economic Development

Section 6-07-01 (Presubmittal Meeting)

Replace Planning and Development Department with Department of Community and Economic Development.

Section 6-07-01-02 No. 1 (Planning Director Determination)

Replacing Planning Director with Director of CEDD

Section 6-07-02 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Section 6-07-02-01 No. 3 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Section 6-07-02-11 (Environmental Impact Analysis)

Replace “Planning and Development Department” with Department of Community and Economic Development

Section 6-07-02-12 No. 1-4(Referrals)

Replace “Planning and Development Department” with Department of Community and Economic Development

Section 6-07-02-12 No. 2 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Section 6-09 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Section 6-10-01 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Section 6-10-02 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Section 6-10-03 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Section 6-10-04 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Section 6-10-05 No. 3-5 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Section 6-10-06 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Section 6-10-07 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Section 6-11-01 a-b (Department name change)

Replace “Planning and Development Department” with Department of Community and Economic Development

Section 6-11-02 No. 3 (Department name change)

Replace “Planning and Development Department” with Department of Community and Economic Development

Section 6-11-02 No. 3 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Section 6-11-03 No. 3 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Section 6-15-02-01 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Section 6-15-02-03 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Section 6-15-02-04 No. 1, 4, 5, 6 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Section 6-16 No. 3-4 (Department name change)

Replace “Planning and Development Department” with Department of Community and Economic Development

Section 6-16 No. 3 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Section 6-19-01 No. 2 (Planning Director)

- Change name of Director of Planning and Development to Community and Economic Development Director

Chapter 7

Summary of Revisions:

Chapter Description, 7-01-01, Table 7.2, 7-01-03-02-01, 7-01-03-03-04, 7-01-03-04, 7-01-03-07-01, Table 7.18, 7-01-03-08-02, 7-03-02, 7-04-02, 7-04-04, 7-05-05, Table 7.26, Table 7.27, Table 7.28, 7-06-01 (2 occurrences), Table 7.31, (Change in Director/Department Title)

- Change in director names to reflect the right Department from Public Works to Transportation.

7-01-02, Table 7.26 (2 occurrences), Table 7.29 (2 occurrences), 7-06-03-04 (4 occurrences), Table 7.31 (2 occurrences), (Change in Department Name)

- Change in name to reflect correct name of Department from Public Works to Transportation.

Figure 7.10 explanation, (Grammatical Revision)

- Changed the lower case “f” to an upper case “F” at the beginning of the phrase

Section 7-01-03-07-01, 7-01-03-08-02, Table 7.29, 7-06-01, Table 7.2 (Grammatical Revision)

- Changed “county” to “County” with a capital “C”

Chapter 8

Summary of Revisions:

Table 8.6 (bottom) (Change in Director/Department Title)

- Change director name from Public Works Director to Director of Transportation.

Section 8-02-03 (2 occurrences) (Change in Department Name)

- Change director name from Public Works Director to Director of Transportation.

Section 8-02-03 (Change in Department Name)

- Change director name from Public Works Director to Director of Community and Economic Development.

Table 8.7 (Grammatical Revision)

- Removed a miss-placed comma (,)

Section 8-01-08-03, 8-01-08-05, 8-02-03, 8-02-06-02, 8-02-06-06-03, 8-02-06-08 (Grammatical Revision)

- Changed “county” to “County” with a capital “C”

Chapter 9

Summary of Revisions:

Table of Contents, Section 9-01-01, 9-01-02 (2 occurrences), 9-01-05-01-01, 9-01-05-01-02, 9-01-07-06, Table 9.10, 9-01-10-05, 9-01-10-06, 9-01-11 (2 occurrences), 9-01-12, 9-01-012-01-01, 9-01-12-04-01-02, 9-01-12-04-03, 9-01-13, 9-01-13-03, 9-01-13-04, 9-09-03, 9-09-04, 9-09-05 (3 occurrences), 9-09-06 (3 occurrences), 9-09-07 (3 occurrences), (Change in Director/Department Title)

- Change in director name from Director of Public Works to Director of Transportation.

9-01-02, 9-01-12-04, 9-05-01, 9-05-02 (2 occurrences), 9-05-04, 9-05-05-01 (2 occurrences), 9-05-05-04, 9-05-07, 9-05-09, 9-05-10 (4 occurrences), 9-05-10-02, 9-05-11 (2 occurrences), 9-07-03-02, 9-09-01, 9-09-02 (2 occurrences), 9-09-03, 9-09-04 9-09-05 (Change in Department Name)

- Change in director name from Director of Public Works to Director of Transportation..

9-05-07 (Change in Department Name)

- Change in director name from Director of Planning to Director of Community and Economic Development.

9-05-08 (Grammatical Revision)

- Changed “county” to “County” with a capital “C”

Chapter 10

Summary of Revisions:

Section 10-05-02-03-01 through 10-05-02-03-05 (Change in Director titles)

- Change in director names to reflect the right department such as the Director of Planning and Development to Director of Community and Economic Development.

Section 10-05-02-03-06 (Add Details Regarding Timing of PC Recommendation)

- Add one sentence to clarify timing of Planning Commission recommendation with respect to filing of the service plan with the Clerk and Recorder (per C.R.S. 32-1-202(1)(a)).

Section 10-05-02-03-07 (Title Change and Amendment to Timing of BoCC Hearing)

- Amending reference to “The Department” to be more specific and state “The Community and Economic Development Department.”

Section 10-05-02-03-08 (Extension Provisions):

- Modify language to clarify the ability to postpone the public hearing so it correlates with C.R.S. 32-1-202(1)(a).

Section 10-05-03-03-02-03 (Title Change):

- Delete Director of Planning and Development and change to Director of Community and Economic Development

Chapter 11

Summary of Revisions

Table of Contents Section 11-02-139 (Change in Director Titles)

- Director of Planning and Development to Director of Community and Economic Development

Table of Contents Section 11-02-140 (Change in Director Titles)

- Director of Public Works to Director of Transportation

Section 11-02-29 (Change in Director Titles):

- Director of Planning and Development to Director of Community and Economic Development

Section 11-02-35 (Change in Department Titles):

- Department of Planning and Development to Community and Economic Development Department

Section 11-02-81 (Change in Department Titles):

- Adams County Building Department to Adams County Community and Economic Development Department

Section 11-02-95 (Change in Director Titles):

- Director of Public Works to Director of Community and Economic Development

Section 11-02-139 (Change in Director Titles):

- Director of Planning and Development to Director of Community and Economic Development

Section 11-02-140 (Change in Director Titles):

- Director of Public Works to Director of Transportation

Section 11-02-181 (Change in Director Titles):

- Director of Planning and Development to Director of Community and Economic Development

Section 11-02-269 (Change in State Agency Titles):

- Colorado Department of Health to Colorado Department of Public Health and Environment

Section 11-02-313 (Change in State Agency Titles):

- Colorado Department of Health to Colorado Department of Public Health and Environment

Section 11-02-316 (Change in Director Titles):

- Director of Planning and Development to Director of Community and Economic Development

Section 11-02-391 (Change in Director Titles):

- Director of Planning and Development to Director of Community and Economic Development

Section 11-02-411 (Change in Director Titles):

- Director of Planning and Development to Director of Community and Economic Development

Section 11-02-428 (Change in Department Titles):

- Department of Planning and Development to Community and Economic Development Department

Section 11-02-500 (Change in Department Titles):

- Department of Engineering to Department of Transportation

Section 11-02-512 (Change in Department Titles):

- Department of Planning and Development to Community and Economic Development Department

Section 11-02-544 (Change in State Agency Titles):

- Colorado Department of Health to Colorado Department of Public Health and Environment

Section 11-02-555 (Change in Department and Director Titles):

- Department of Planning and Development to Community and Economic Development Department
- Director of Planning and Development to Director of Community and Economic Development



Development Review Team Comments

Date: 10/7/2016

Project Number: PLN2016-00016

Project Name: Regulation Amendments

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Conceptual Review meeting and applicable to the submitted documents only. The Development Review Team review comments may change if you provide different information during the scheduled Conceptual Review meeting date. Please contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 08/22/2016

Email: jblair@adcogov.org

No Comment

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 08/29/2016

Email: irutter@adcogov.org

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 08/30/2016

Email: aclark@adcogov.org

No Comment

Commenting Division: Planner Review

Name of Reviewer: Chris LaRue

Date: 09/28/2016

Email: clarue@adcogov.org

No Comment

Commenting Division: ROW Review

Name of Reviewer: Robert Kovacs

Date: 09/16/2016

Email: rokovacs@adcogov.org

Complete

ROW1: Somehow, I noticed that newly numbered 1-03-01-01 and 1-03-01-01-01 both still reference the Planning and Development Department and that 2-02-17-01 still references the Public Works Department in the 6th paragraph.



COLORADO
Department of Transportation

Permit Unit, Traffic & Safety
2000 South Holly Street
Denver, CO 80222

MEMORANDUM

TO: Christopher LaRue, Senior Planner

FROM: Rick Solomon, Supervisor
Region 1 Access

DATE: August 30, 2016

RE: PLN2016-00016
Revisions to County Regulations

CDOT does not have any issues with the revisions proposed under PLN2016-00016.

However, we would mention that the associated title revisions of Director's responsibilities are rather unconventional. Noted is that the "Community and Economic Development Director" is gaining more authority over matters conventionally assigned to a Public Works Director. One example is authority over roadway access requests. The conversion of Public Works Director to a "Director of Transportation" appears to retain storm drainage review tasks. Point being is that the titles do not clearly reflect the scope of authority. Without a summary "cheat sheet", some confusion from outside agencies may initially occur.

From: [Chris Boyd](#)
To: [Chris LaRue](#)
Subject: RE: PLN2016-00016 Regulation Amendments request for comments
Date: Tuesday, August 30, 2016 9:03:40 AM

Thank you for allowing us to review your changes. We have no comment.

From: Chris LaRue [mailto:CLaRue@adcogov.org]

Sent: Friday, August 26, 2016 9:45 AM

To: 'bdetweiler@crgov.com'; 'rmconnell@arvada.org'; 'cglore@auroragov.org'; 'birving@brightonco.gov'; 'jbradford@brightonco.gov'; 'lgonzales@brightonco.gov'; 'ehanson@ci.broomfield.co.us'; 'wconsuegra@c3gov.com'; 'twilliams@ci.federal-heights.co.us'; 'bsvoboda@northglenn.org'; 'developmentsubmittals@cityofthornton.net.'; 'mcummins@cityofwestminster.us'; 'rkerns@c3gov.com'; 'steve.nalley@denvergov.org'; 'andrea.christensen@flydenver.com'; 'MistyJean40@outlook.com'; 'planning@bennett.co.us'; 'schleismeister1@aol.com'; 'perditta@comcast.net'; 'kimberly.gillan@comcast.net'; 'localboy444@hotmail.com'; 'dbrown@darrelbrown.net'; 'DMCF003@YAHOO.COM'; 'martincinc@msn.com'; 'sharonwhitehair@gmail.com'; 'grgalcaro@aol.com'; 'nsmcommunity@gmail.com'; 'frankdoyle@tds.net'; 'shane@cchoapros.com'; 'DANMICEK@COMCAST.NET'; 'precisiontemplating@gmail.com'; 'japat@q.com'; 'barrettlarry@comcast.net'; 'SMC.CHOPS@YAHOO.COM'; 'taylor.susan55@yahoo.com'; 'dpepper@associacolorado.com'; 'wadleyfarmshoa@msn.com'; 'robinodo@yahoo.com'; 'rcbrx7@attbi.com'; Richard Atkins; 'jyeckes@co.arapahoe.co.us'; 'dgarrett@arapahoegov.com'; 'carol.brown@ci.denver.co.us'; 'richard.miller@elbertcounty.co.gov'; Planning Submittals; 'elainekleckner@elpasoco.com'; 'jwolfort@jeffco.us'; 'bgorrell@co.morgan.co.us'; 'tparko@co.weld.co.us'; 'bkrugmir@cityofwestminster.us'; 'jason.wright@cityofthornton.net'; 'jerry.foster@denverwater.org'; 'manuel@farmersres.com'; 'gb173@outdrs.net'; 'manager@henrylyn.com'; 'stevenljansson@cs.com'; 'zfppc@earthlink.net'; 'manuel@farmersres.com'; 'don.halffield@xcelenergy.com'; 'jrodriquet@email.usps.gov'; 'barb.fitzpatrick@fema.gov'; 'rothenmeyer.william@epa.gov'; 'timothy.t.carey@usace.army.mil'; 'mary.c.dobyns@usps.gov'; 'Daniel.L.Kunkel@usps.gov'; 'susan.ulrich@us.army.mil'; 'christensen.stanley@epa.gov'; 'wmeans@brightonfire.org'; 'gpreston@acfpd.org'; 'cwilder@acfpd.org'; 'gpreston@acfpd.org'; 'jon.greer@arvadafine.com'; 'cwjones@auroragov.org'; 'CalebConnor@BennettFireRescue.org'; Chief Earl Cumley; 'CalebConnor@BennettFireRescue.org'; 'wmeans@brightonfire.org'; 'BFD9@netecin.net'; Joe Bruce; 'sgosselin@northmetrofire.org'; 'jalessio@northmetrofire.org'; 'kammyt@pinnacleconsultinggroupinc.com'; 'kcphillips@southadamshire.org'; 'stfiredist8@netecin.net'; 'info@svfd8.org'; 'firedept@cityofthornton.net'; 'dhall@ci.westminster.co.us'; 'Director@bennettrec.org'; 'jmegggers@crs.ofcolorado.com'; 'ddfinley@juno.com'; 'tbarnhart@hylandhills.org'; 'tori@strasburgparks.org'; 'zwhite@wbapc.com'; 'William.Poole@flydenver.com'; 'Tom.Reed@flydenver.com'; 'bbroderick@drcog.org'; 'jbrown@e-470.com'; 'sheryl.wailles@nacdn.net'; 'CSIMMONDS@MWRD.DST.CO.US'; 'admin@i-70reap.com'; 'klloyd@raqc.org'; 'chris.quinn@rtd-denver.com'; 'dmallory@udfcd.org'; 'cindy.einspahr@co.usda.gov'; 'westadamscd@gmail.com'; 'matt.schaefer@adams12.org'; 'rrivera@adams14.org'; 'jlbarry@aps.k12.co.us'; Patrick Sanchez; 'sauter.george@bennett.k12.co.us'; 'kmonti@sd27j.org'; 'turrell.tom@byers.k12.co.us'; 'drjdoss@aol.com'; Charlotte Ciancio; 'mjohnson@strasburg31j.org'; 'marvin@rebel-net.tec.co.us'; 'jpeterson@adams50.org'; 'rmiller@wiggins50.k12.co.us'; 'barr.lake@state.co.us'; 'mike.silverstein@state.co.us'; 'jim.dileo@state.co.us'; 'gary.baughman@state.co.us'; 'charles.johnson@state.co.us'; 'kenneth.weaver@state.co.us'; 'patrick.j.pfaltzgraff@state.co.us'; 'dick.parachini@state.co.us'; 'Andrew.Todd@state.co.us'; 'tony.waldron@state.co.us'; 'joanna.williams@state.co.us'; 'steven.loeffler@state.co.us'; 'nashat.sawaged@dot.state.co.us'; 'steven.loeffler@state.co.us'; 'bradley.sheehan@dot.state.co.us'; 'jolene.mackay@state.co.us'; 'eliza.hunholz@state.co.us'; 'joe.padia@state.co.us'; 'CGS_LUR@mines.edu'; 'nhall@lamar.colostate.edu'; 'joe.busto@state.co.us'; 'memphisd0g2@gmail.com'; 'Elaine.Johns@CenturyLink.com'; 'Izzy.Miller@CenturyLink.com'; 'brandyn.wiedrich@centurylink.com'; 'BrandynWiedreich@CenturyLink.com'; 'steve.bacon@el Paso.com'; 'eelpers@coloradonaturalgas.com'; 'thomas_lowe@cable.comcast.com'; 'georgee@esrta.com'; 'renaew@esrta.coop'; 'ehone@Irea.Coop'; 'bkaufman@intermountain-rea.com'; 'sbarwick@unitedpower.com'; 'mdale@UnitedPower.com'; 'mhansen@unitedpower.com'; 'megan.j.borger@xcelenergy.com'; 'Eugene.Bruno@xcelenergy.com'; 'nicholas.carlson@xcelenergy.com'; 'craig.coon@xcelenergy.com'; 'james.e.craig@xcelenergy.com'; 'dominga.gallegosmendoza@xcelenergy.com'; 'Donna.L.George@xcelenergy.com';

From: [Peggy Davenport](#)
To: [Chris LaRue](#)
Cc: [Helpdesk Admin](#)
Subject: ##105279## PLN2016-00016 Regulation AMD"s
Date: Friday, September 09, 2016 10:33:23 AM

Chris

Thank you for allowing the E-470 Public Highway Authority the opportunity to review and respond to the ##105279## PLN2016-00016 Regulation AMD

E-470 Public Highway Authority Has no comments.

Regards,

Peggy Davenport

Administrative Coordinator/Document Control

I Engineering & Roadway Maintenance

I O 303-537-3727

I Pdavenport@E-470.com

CONFIDENTIALITY NOTICE

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From: [Kaufman Brooks](#)
To: [Chris LaRue](#)
Subject: RE: PLN2016-00016 Regulation Amendments request for comments
Date: Monday, August 29, 2016 6:29:02 AM

Chris

The Associations has no comments on amendments to the Adams County Regulations.

Respectfully

From: Chris LaRue [mailto:CLaRue@adco.gov.org]

Sent: Friday, August 26, 2016 9:45 AM

To: 'bdetweiler@crgov.com'; 'rmcconnell@arvada.org'; 'cglore@auroragov.org'; 'birving@brightonco.gov'; 'jbradford@brightonco.gov'; 'lgonzales@brightonco.gov'; 'ehanson@ci.broomfield.co.us'; 'wconsuegra@c3gov.com'; 'twilliams@ci.federal-heights.co.us'; 'bsvoboda@northglenn.org'; 'developmentsubmittals@cityofthornton.net.'; 'mcummins@cityofwestminster.us'; 'rkerns@c3gov.com'; 'steve.nalley@denvergov.org'; 'andrea.christensen@flydenver.com'; 'MistyJean40@outlook.com'; 'planning@bennett.co.us'; 'schleismeister1@aol.com'; 'perditta@comcast.net'; 'kimberly.gillan@comcast.net'; 'localboy444@hotmail.com'; 'dbrown@darrelbrown.net'; 'DMCF003@YAHOO.COM'; 'martinccinc@msn.com'; 'sharonwhitehair@gmail.com'; 'grgalcaro@aol.com'; 'nsmcommunity@gmail.com'; 'frankdoyle@tds.net'; 'shane@cchoapros.com'; 'DANMICEK@COMCAST.NET'; 'precisiontemplating@gmail.com'; 'japat@q.com'; 'barrettlarry@comcast.net'; 'SMC.CHOPS@YAHOO.COM'; 'taylor.susan55@yahoo.com'; 'dpepper@associacolorado.com'; 'wadleyfarmshoa@msn.com'; 'robinodo@yahoo.com'; 'rcbrx7@attbi.com'; Richard Atkins; 'jyeckes@co.arapahoe.co.us'; 'dgarrett@arapahoe.gov.com'; 'carol.brown@ci.denver.co.us'; 'richard.miller@elbertcounty.co.gov'; 'planningsubmittals@douglas.co.us'; 'elainekleckner@elpasoco.com'; 'jwolfort@jeffco.us'; 'bgorrell@co.morgan.co.us'; 'tparko@co.weld.co.us'; 'bkrugmir@cityofwestminster.us'; 'jason.wright@cityofthornton.net'; 'jerry.foster@denverwater.org'; 'manuel@farmersres.com'; 'gb173@outdrs.net'; 'manager@henrylyn.com'; 'stevenljansson@cs.com'; 'zfppc@earthlink.net'; 'manuel@farmersres.com'; 'don.halffield@xcelenergy.com'; 'jrodriquer@usps.gov'; 'barb.fitzpatrick@fema.gov'; 'rothenmeyer.william@epa.gov'; 'timothy.t.carey@usace.army.mil'; 'mary.c.dobyns@usps.gov'; 'Daniel.L.Kunkel@usps.gov'; 'susan.ulrich@us.army.mil'; 'christensen.stanley@epa.gov'; 'wmeans@brightonfire.org'; 'gpreston@acfpd.org'; 'cwilder@acfpd.org'; 'gpreston@acfpd.org'; 'jon.greer@arvadafine.com'; 'cwjones@auroragov.org'; 'CalebConnor@BennettFireRescue.org'; Chief Earl Cumley; 'CalebConnor@BennettFireRescue.org'; 'wmeans@brightonfire.org'; 'BFD9@netecin.net'; Joe Bruce; 'sgosselin@northmetrofire.org'; 'jalessio@northmetrofire.org'; 'kammyt@pinnacleconsultinggroupinc.com'; 'kcphillips@southadamshire.org'; 'stfiredist8@netecin.net'; 'info@svfd8.org'; 'firedept@cityofthornton.net'; 'dhall@ci.westminster.co.us'; 'Director@bennettrec.org'; 'jmegggers@crs.ofcolorado.com'; 'ddfinley@juno.com'; 'tbarnhart@hylandhills.org'; 'tori@strasburgparks.org'; 'zwhite@wbapc.com'; 'William.Poole@flydenver.com'; 'Tom.Reed@flydenver.com'; 'bbroderick@drcog.org'; 'jbrown@e-470.com'; 'sheryl.wailles@nacdn.net'; 'CSIMMONDS@MWRD.DST.CO.US'; 'admin@i-70reap.com'; 'klloyd@raqc.org'; 'chris.quinn@rtd-denver.com'; 'dmallory@udfcd.org'; 'cindy.einspahr@co.usda.gov'; 'westadamscd@gmail.com'; 'matt.schaefer@adams12.org'; 'rrivera@adams14.org'; 'jlbarry@aps.k12.co.us'; Patrick Sanchez; 'sauter.george@bennett.k12.co.us'; 'kmonti@sd27j.org'; 'turrell.tom@byers.k12.co.us'; 'drjdoss@aol.com'; Charlotte Ciancio; 'mjohnson@strasburg31j.org'; 'marvin@rebel-net.tec.co.us'; 'jpeterson@adams50.org'; 'rmiller@wiggins50.k12.co.us'; 'barr.lake@state.co.us'; 'mike.silverstein@state.co.us'; 'jim.dileo@state.co.us'; 'gary.baughman@state.co.us'; 'charles.johnson@state.co.us'; 'kenneth.weaver@state.co.us'; 'patrick.j.pfaltzgraff@state.co.us'; 'dick.parachini@state.co.us'; 'Andrew.Todd@state.co.us'; 'tony.waldron@state.co.us'; 'joanna.williams@state.co.us'; 'steven.loeffler@state.co.us'; 'nashat.sawaged@dot.state.co.us'; 'steven.loeffler@state.co.us'; 'bradley.sheehan@dot.state.co.us'; 'jolene.mackay@state.co.us'; 'eliza.hunholz@state.co.us'; 'joe.padia@state.co.us'; 'CGS_LUR@mines.edu'; 'nhall@lamar.colostate.edu'; 'joe.busto@state.co.us'; 'memphisd0g2@gmail.com'; 'Elaine.Johns@CenturyLink.com'; 'Izzy.Miller@CenturyLink.com'; 'brandyn.wiedrich@centurylink.com';



September 15, 2016

Chris LaRue
Adams County
Community & Economic Development Department
4430 S Adams County Pkwy, Suite W2000
Brighton, CO 80601-8204

RE: Regulation Amendments
Project No. PLN2016-00016
TCHD Case No. 4062

Dear Mr. LaRue:

Thank you for the opportunity to review and comment on the Regulation Amendments to include update of administrative functions to reflect current organization/role of various Departments in the County. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has no comments.

Please feel free to contact me at (720) 200-1585 or lbroten@tchd.org if you have any questions regarding TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Broten".

Laurel Broten, MPH
Land Use and Built Environment Specialist
Tri-County Health Department

CC: Sheila Lynch, Monte Deatrich, TCHD

From: [Marisa Dale](#)
To: [Chris LaRue](#)
Subject: RE: PLN2016-00016 Regulation Amendments request for comments
Date: Wednesday, August 31, 2016 10:02:21 AM

Chris,

United Power, Inc. has no comment/objection.

Thank you,

Marisa

Marisa Dale, RWA | [Engineering & Rates ROW](#)
500 Cooperative Way, Brighton, CO 80603 | O 303.637.1387 | C 720.334.5282

Schedule: M-T-W-F 7:00-4:30, Th 7:00-3:30
Off Friday Sep 9 & 23, Oct 7 & 21



From: Chris LaRue [mailto:CLaRue@adcogov.org]
Sent: Friday, August 26, 2016 9:45 AM
Subject: PLN2016-00016 Regulation Amendments request for comments

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following request:

Regulation Amendments to include update of administrative functions to reflect current organization/role of various Departments in the County.

This request is located at: County wide code amendment

Applicant Information: ADAMS COUNTY
COMMUNITY & ECONOMIC DEVELOPMENT DEPT
4430 S ADAMS COUNTY PKWY
1ST FLOOR SUITE W2000A
BRIGHTON, CO 80601

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by **09/16/2016** 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 CLaRue@adcogov.org. The full text of the proposed request can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

The Community and Economic Development Department will also be hosting an information session regarding this Regulation Amendment on September 23, 2016 from 10:00 am to 1:00 pm. The information session will be in the Conference Center's Brantner Gulch A conference room at the Government Center. Please feel free to stop by during this time to ask questions regarding the amendments.



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

September 6, 2016

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

Attn: Chris LaRue

Re: Regulation Amendments, Case # PLN2016-00016

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the **Regulation Amendments** to include update of administrative functions to reflect current organizations/roles of various Adams County departments and has **no apparent conflict**.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado



Request for Comments

Case Name:	Regulation Amendments
Case Number:	PLN2016-00016

August 26, 2016

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following request:

Regulation Amendments to include update of administrative functions to reflect current organization/role of various Departments in the County.

This request is located at: County wide code amendment

Applicant Information: ADAMS COUNTY
COMMUNITY & ECONOMIC DEVELOPMENT DEPT
4430 S ADAMS COUNTY PKWY
1ST FLOOR SUITE W2000A
BRIGHTON, CO 80601

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by **09/16/2016** 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 CLaRue@adcogov.org. The full text of the proposed request can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

The Community and Economic Development Department will also be hosting an information session regarding this Regulation Amendment on September 23, 2016 from 10:00 am to 1:00 pm. The information session will be in the Conference Center's Brantner Gulch A conference room at the Government Center. Please feel free to stop by during this time to ask questions regarding the amendments.

Thank you for your review of this case.

Christopher C. LaRue
Senior Planner

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Jan Pawlowski
DISTRICT 5



Public Hearing Notification

Case Name:	Regulation Amendments
Case Number:	PLN2016-00016
Planning Commission Hearing Date:	10/27/2016 at 6:00 p.m.
Board of County Commissioners Hearing Date:	11/15/2016 at 9:30 a.m.

September 28, 2016

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

Regulation Amendments to include Update of administrative functions to reflect current organization/role of various Departments in the County.

The proposed use will be: Regulation amendment

This request is located at: County wide

Applicant Information: ADAMS COUNTY
COMMUNITY & ECONOMIC DEVELOPMENT DEPT
4430 S ADAMS COUNTY PKWY
SUITE W2000a
BRIGHTON, CO 80601

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Christopher C. LaRue

Christopher C. LaRue
Senior Planner

4.3(a) Adams County Agencies

Organization Name	Type	Last Name	First Name	Address Line 1	Address Line 2	City	State	Zip Code	Phone	E-mail
	Adams	Harris	Donna	8671 Rutgers St		Westminster	CO	80031	3034296810.00	donnadharris@msn.com
	Adams	Hill	Kathleena	9110 Washington St		Thornton	CO	80229	3038075390	Kathleenamh@hotmail.com
	Adams	HOLT	GREG	3200 YOSEMITE SUITE		DENVER	CO	80238		
	Adams	Howton	Martin	10679 Worchester Dr		Commerce	CO	80022	3038539021.00	Martyhowton@aol.com
	Adams	mikesell	kim	33882 e 142nd place		hudson	CO	80642	7206061417.00	trux4you@hotmail.com
	Adams	Murray	James	11810 Haskel Creek R		Larkspur	CO	80118	7206358305.00	jfmurray50@msn.com
	Adams	Nguyen	Thang	4430 S Adams County		Brighton	CO	80601		
	Adams	Riley	Brenda	901 Hickey Ct		Granbury	TX	76049	8173687782.00	riley_brenda@wardlawclaims.com
	Adams	Schmidt	Deb	13480 Harrison Ct		Thornton	CO	80241		SNEAKERS5007@gmail.com
	Adams	VanDerBro	Allen	10807 e 167th Pl.		Brighton	CO	80602	3037046751	r2001star@msn.com
	Adams	vialpando	steven	2930 w 80th		denver	CO	80221		
AD CO ANIMAL SHELTER/ADOPTION	Adams	BECK	MILLIE	10705 FULTON ST		BRIGHTON	CO	80601	202-287-9005	
Adams County	Adams	Addressing	Planning	PLN			CO		720.523.6800	
Adams County	Adams	Rice	Allison	4430 S. Adams County		Brighton	CO	80601	7205236849.00	
Adams County Assessor	Adams	Patsy	Melonakis	4430 South Suite C210		Brighton	CO	80601	720.523.6038	pmelonakis@adcogov.org
Adams County Construction Inspection	Adams	.	PWCI	PWCI			CO		720-523-6878	
Adams County Development Services - Engineering	Adams	Labrie	Greg	4430 S Ada	1st Floor, S	Brighton	CO	80601	720-523-6824	glabrie@adcogov.org
Adams County Development Services - Planning	Adams	Dept	Planning						720.523.6800	
Adams County Development Services -Engineering	Adams	Emmens	Matt	4430 S Ada	1st Floor, S	Brighton	CO	80601	720-523-6826	memmens@adcogov.org
ADAMS COUNTY ECONOMIC DEV.	Adams	ALLEN	TRICIA	12000 N. PECOS ST., S		WESTMINST	CO	80234-349	303 453 8510	tallen@adamscountyed.com
Adams County Economic Development	Adams	Gore	Barry	12200 Pecos Suite 100		Westminster	CO	80234	3036697628.00	BGore@AdamsCountyED.com
ADAMS COUNTY EXTENSION OFFICE	Adams	Gourd	Thaddeus	9755 HENDERSON RD		BRIGHTON	CO	80601	303-637-8100	tmcbride@co.adams.co.us
Adams County Parks and Open Space	Adams	Mosley	Nathan	9755 Henderson Rd		Brighton	CO	80601	9704713135.00	nmosley@adcogov.org
Adams County Public Works Engineering	Adams	Tebsheran	Antonio	4430 S Adams County		Brighton	CO	80601	720.523.6969	atebsherani@adcogov.org
Adams County Transportation Engineering	Adams	Nelson	Russell	4430 S Ada	1st Floor, S	Brighton	CO	80601	720-523-6966	rnelson@adcogov.org
Adams County Transportation Engineering	Adams	Omoto	Mark	4955 E. 74th Ave		Commerce	CO	80022	0.00	momoto@adcogov.org
Adams County Transportation Engineering	Adams	Shi	Jennifer	4430 S Ada	1st Floor, S	Brighton	CO	80601	720-523-6968	shij@adcogov.org
Adams County Transportation Engineering	Adams	Sparks	Anna	4430 S Ada	1st Floor, S	Brighton	CO	80601	720-523-6859	asparks@adcogov.org
Adams County Transportation Engineering	Adams	Wolken	John	4430 S Ada	1st Floor, S	Brighton	CO	80601	720.523.6840	jwolken@adcogov.org
Adams County Transportation Operations	Adams	Lewis	Scot	4955 E 74th Ave		Commerce	CO	80022	3038537133.00	slewis@adcogov.org
Adams County Transportation Operations	Adams	Reichert	Jeremy	4955 E 74th Ave		Commerce	CO	80022	3038537139.00	jreichert@adcogov.org
ADAMS COUNTY TREASURER	Adams	SIGLEY	KEN	4430 S Adams County		BRIGHTON	CO	80601	6376.00	
Adams County Treasurer: Send email	Adams	Treasurer	Adams Cou	bgrimm@adcogov.org			CO		720.523.6376	
ADCOM	Adams	BRUNSWIG	MIKE	7321 BIRCH		COMMERC	CO	80022	303 289-2235	
Admas County Attorney's Office	Adams	Houston	Melissa	4430 S Adams County		Brighton	CO	80601		mhouston@adcogov.org
ANIMAL CONTROL	Adams	Virgil	Linda	10705 Fulton Street		BRIGHTON	CO	80601	303-288-3294	
Assessor	Adams	Melonakis	Patsy	4430 South C2100		Brighton	CO	80601	720.523.6125	pmelonakis@adcogov.org
brighten company	Adams	vandyke	noel	3060 e bridge st		brighten	CO	80601	4803877674.00	www.iminthepool@aol.com
Code Compliance Supervisor	Adams	Guenther	Eric	eguenther@adcogov.org					720-523-6856	eguenther@adcogov.org
Community and Economic Development	Adams	Eley	Gia	4430 S adams county		Brighton	CO	80601	7205236800.00	
Conservation Construction	Adams	Randall	Sandra	8101 W Colfax Av		Lakewood	CO	80214	3032371687.00	slrandallcc@gmail.com
COUNTY ATTORNEY- Email	Adams	Francescar	Christine	CFrancescani@adcogov.org					6884.00	
COUNTY SURVEYOR	Adams	THOMAS	TIM	4955 E 74TH AVENUE		COMMERC	CO	80022	303-286-1475	
Engineering Department - ROW	Adams	Departmen	Transporta	PWE - ROW			CO		303.453.8787	
Engineering Division	Adams	Departmen	Transporta	PWE					6875.00	
ENVIRONMENTAL ANALYST	Adams	Rutter	Jen	PLN					6841.00	

FINANCE DEPARTMENT	Adams	Dahlman	Ben	FIN					6280.00	
FRONT RANGE AIRPORT	Adams	Ruppel	Dave	5200 FRONT RANGE P	WATKINS	CO	80137-713	303-261-9100		manager@ftg.airport.com
M4 Roofing and Gutters	Adams	Davis	Jamie	3333 S Bannock St ste	Englewood	CO	80110	3037978600.00		jamie@m4roofing.com
NS - Code Compliance	Adams	Allen	Augusta					720.523.6206		
NS - Code Compliance	Adams	Gress	Kerry	4430 S. Adams County	Brighton	CO	80601	720.523.6832		kgress@adcogov.org
NS - Code Compliance	Adams	Moon	Gail	gmoon@adcogov.org				720.523.6833		gmoon@adcogov.org
NS - Code Compliance	Adams	Rodriguez	Ed	erodriguez@adcogov.org				720.523.6856		erodriguez@adcogov.org
NS - Code Compliance	Adams	San Nicola	Andy	asannicolas@adcogov.org				720.523.6831		asannicolas@adcogov.org
One Stop Manager	Adams	Berg	Andrea	aberg@adcogov.org				720.523.6960		aberg@adcogov.org
Parks and Open Space Department	Adams	Mosley	Nathan	mpedrucci	aclark@adcogov.org			(303) 637-8000		nmosley@adcogov.org
retired	Adams	Keenan	Toni	11382 Leyden Street	Thornton	CO	80233	3039531554.00		
SHERIFF'S OFFICE	Adams	Do not	use	SO-SUB				303-637-8050		
SHERIFF'S OFFICE: SO-HQ	Adams	McINTOSH	MICHAEL	nblair@ad	snielson@adcogov.org			(303) 654-1850		aoverton@adcogov.org; mkaiser@adcogov.org; snielson@adcogov.org
Sheriff's Office: SO-SUB	Adams	MILLER	SCOTT	TFuller@ad	aoverton@adcogov.o	CO		720-322-1115		smiller@adcogov.org
Sheriff's offices: SQ-SUB	Adams	DARR	DOUG	TFuller@ad	aoverton@Brighton	CO	80601	3036541850.00		tfuller@adcogov.org
SOCIAL SERVICES	Adams	KLINE	CHRIS	7190 COLORADO BLV	COMMERC	CO	80022	(303) 287-8831		
Stellar Energy	Adams	Bargas	Dawn	4020 Yopungfield St	Wheatridg	CO	80033	7207461661.00		office@energycontractors.com
Strait Line Roofing	Adams	Gray	Doug	8871 so. carr ct.	Littleton	CO	80128	7203311803.00		dgray65@gmail.com
Tiley Roofing, Inc.	Adams	Downes	Amanda	5399 Federal Blvd.	Denver	CO	80221	3034267370.00		adownes@tileyroofing.com
Transportation - Traffic	Adams	Wells	Scott					303-853-7129		

4.3(b) Cities

Organization Name	Type	Referral Code	Last Name	First Name	Address Line 1	Address Line 2	City	State	Zip Code	Phone	E-mail	Preferred
	City		Goodman	Grant	1200 Galapago Street		Denver	CO	80204	2145364445.00		
	City	3035387443.00	Robbins	Ty	9500 Civic Center Dr.		Thornton	CO	80229			
	City		Simmons	Lauren	500 S. 4th Ave.		Brighton	CO	80601			
CASTLE ROCK DEVELOPMENT SERVICES	City	PL182	.	.	100 NORTH WILCOX S		CASTLE ROCK	CO	80104	720-733-2200	bdetweiler@crgov.com	Phone
CITY OF ARVADA	City	PL009	McConnell	Rita	8101 RALSTON RD		ARVADA	CO	80002	(720)898-7444	rmccconnell@arvada.org	E-mail
CITY OF AURORA ATTN: PLANNING DEPARTMENT	City	PL011	.	.	15151 E ALAMEDA PK		AURORA	CO	80012	(303) 739-7542	cglora@auroragov.org	Postal Mail
City of Brighton	City	3036652192.00	Irving	Bob	500 S. 4th Ave		Brighton	CO	80601	7208990824.00	birving@brightonco.gov	
CITY OF BRIGHTON - Planning	City	PL023	Bradford	Jason	500 S 4th Ave		BRIGHTON	CO	80601	303-655-2024	jbradford@brightonco.gov	Postal Mail
City of Brighton - Urban Renewal Authority	City	PL273	.	.	22 S 4th Ave, 3rd Floor		Brighton	CO	80601	303-655-2066	lgonzales@brightonco.gov	Phone
CITY OF BROOMFIELD	City	PL029	HANSON	ELLIS	ONE DESCOMES DRIV		BROOMFIELD	CO	80020	(303)438-6245	ehanson@ci.broomfield.co.us	Postal Mail
City of Commerce City	City		Consuegra	William	7887 East 60th Ave		Commerce	CO	80022	7206160645	wconsuegra@c3gov.com	
CITY OF DACONO	City	PL186	ATTN: CIT	.	512 CHERRY ST		DACONO	CO	80514	.		Phone
CITY OF FEDERAL HEIGHTS	City	PL066	WILLIAMS	TIM	2380 W 90TH AVE.		FEDERAL HEIGHTS	CO	80260	303-428-3526	twilliams@ci.federal-heights.co.us	Postal Mail
CITY OF NORTHGLENN	City	PL105	Svoboda	Brook	11701 COMMUNITY C		NORTHGLENN	CO	80233-806	303-450-8937	bsvoboda@northglenn.org	E-mail
CITY OF THORNTON	City	PL131	Hight	Lori	9500 CIVIC CENTER DR		THORNTON	CO	80229	303-538-7670	developmentsubmittals@cityofthornton.net.	Postal Mail
CITY OF THORNTON	City	PL131	KAISER	JIM	12450 N WASHINGTON		THORNTON	CO	80241	720-977-6266		Phone
CITY OF THORNTON	City	PL131	O'SHEA	JASON	9500 CIVIC CENTER DR		THORNTON	CO	80229	0		Phone
CITY OF WESTMINSTER	City	PL155	CUMMINS	MAC	4800 W 92ND AVE.		WESTMINSTER	CO	80031	(303) 658-2093	mcummins@cityofwestminster.us	Email
Commerce City Planning Division	City	PL048	Kern	Robin	7887 East 60th Avenue		COMMERCE CITY	CO	80022	303-289-3693	rkerns@c3gov.com	E-mail
Community Planning & Development (DENVER)	City	PL187	Nalley	Steve	201 W. CO	COMMUN	DENVER	CO	80202	(720)865-2915	steve.nalley@denvergov.org	E-mail
Denver International Airport	City	3033422360.00	Christense	Andrea	8500 Pena Blvd		Denver	CO	80249		andrea.christensen@flydenver.com	
Denver Police Department	City		Kayser	Daniel	1331 N CHEROKEE ST		Denver	CO	80203			
Misty Scheidt	City	3038530015.00	Scheidt	Misty	11404 E 119th Ave		Henderson	CO	80640	3038530015	MistyJean40@outlook.com	
TOWN OF BENNETT	City	PL013	REAY	MATHEW	355 4TH STREET		BENNETT	CO	80102	303 644-3249	planning@bennett.co.us	Phone
TOWN OF ERIE	City	PL185	Developm	Communit	PO BOX 750		ERIE	CO	80516	303.926.2771		Phone
TOWN OF LOCHBUIE	City	PL064	SANCHEZ	MARI	703 WCR 37 Lochbuie		LOCHBUIE	CO	80603	(303) 655-9308		Phone
TOWN OF PARKER	City	PL183	.	.	20120 EAST MAINSTR		PARKER	CO	80138	303 840-9792		Phone

4.3(c) Citizen Groups

Organization Name	Type	Referral Cd	Last Name	First Name	Address Lin	Address Lin	City	State	Zip Code	Phone	Phone 2	Fax	E-mail	Preferred
	Citizen Group		Fernandez	Jose	3132 W 46th Ave		Denver	CO	80211					
	Citizen Group		Grzegorz	Greg	10840 Albion Drive		Thornton	CO	80233					
	Citizen Group		l	l	12365 N huron st		westminst	CO	80234					
	Citizen Group		roybal	dave	7560 locust st		commerce	CO	80022					
	Citizen Group		schleis	steven	16191 iola st		brighton	CO	80602	3039419917.00			schleismeister1@aol.com	
	Citizen Group		villalobos	jeannette	7623 raritan st		denver	CO	80221	7209380021.00				
Adams East Development Co., LLC	Citizen Group	PL299	Finley	Ms. Ronna	P.O. Box 551		East Lake	CO	80614	303 920-8530				Phone
ALOHA BEACH	Citizen Group	PL281	GILLAN	PERDITTA	3124 W 62ND AVE		DENVER	CO	80221	303-427-3002			perditta@comcast.net	Postal Mail
ALOHA BEACH	Citizen Group		GILLAN	KIM	3556 West 62nd Aven		DENVER	CO	80221	.			kimberly.gillan@comcast.net	Postal Mail
ARC LLC, MOBILE GARDENS	Citizen Group	PL008	.	.	4643 S UL	SUITE #400	DENVER	CO	80237	.				Postal Mail
BASELINE LAKES	Citizen Group		ROHLFS	JERRY	12484 CHERRY ST		THRONTON	CO	80234	303 908-8988				Phone
BERKELEY NEIGHBORHOOD ASSOC.	Citizen Group	PL015	RUDDEN	GLORIA	4420 W 52ND PL.		DENVER	CO	80212	(303) 433-7653	(303) 477-9669			Phone
bob g and associates	Citizen Group		g	bob	1234 mockingbird lan		anytown	CA	91361	8051234567.00			localboy444@hotmail.com	
BOX ELDER ESTATES HOMEOWNERS ASSOCIATION	Citizen Group	PL019	GURAL	STEVE	2200 E 104	SUITE 111	THORNTON	CO	80233	303 450-0910				Postal Mail
BOX ELDER ESTATES HOMESITE SUBDIVISION	Citizen Group	PL018	CHRISTENS	MARTY	14405 N MAYWOOD		BRIGHTON	CO	80603	720 685-0352				Postal Mail
CAVANAUGH HILLS / CAVANAUGH HEIGHTS	Citizen Group	PL290	BROWN	DARRELL	37909 E. 149th Pl.		Keenesbur	CO	80643	303 882-7840	303 659-9488		dbrown@darrelbrown.net	Phone
COLUMBINE RANCHES	Citizen Group	PL046	MCFARLAN	DAVE	P.O. BOX 1023		BRIGHTON	CO	80601	303-289-8674			DMCF003@YAHOO.COM	Postal Mail
COMMACHE CROSSING METRO DISTRICT	Citizen Group	PL264	DON	HULSE	P.O. BOX 467		STRASBUR	CO	80136	303 981-8031				Phone
CREEKSIDE SOUTH ESTATES	Citizen Group	PL052	MARTIN -	STEVE	10700 E. 157TH CT.		BRIGHTON	CO	80602	303-655-0275	303-637-7586		martincinc@msn.com	Postal Mail
CREEKSIDE SOUTH ESTATES HOMEOWNERS ASSOC.	Citizen Group	PL053	HEADRICK	THOMAS	15605 HAVANA WAY		BRIGHTON	CO	80602	.				Postal Mail
EAGLE SHADOW SOUTH OWNERS ASSOCIATION	Citizen Group		BLACKWO	KAREN	PO BOX 1324		EASTLAKE	CO	80614	303 280-0474				Phone
Eastridge	Citizen Group		Finley	Ms. Ronna				CO		303 920-8530				Phone
Fair Market Realty	Citizen Group		Fair	Christina	2932 s Coors Dr.		Lakewood	CO	80228					
GOAT HILL	Citizen Group	PL073	WHITEHAIR	SHARON	2901 W 63	AVE SP:00	DENVER	CO	80221	720 480-2831			sharonwhitehair@gmail.com	Postal Mail
GREATROCK NORTH HOA	Citizen Group	PL074	DRUSE	CYRENA	28650 E 160TH PL		BRIGHTON	CO	80603	720-233-8817				Postal Mail
Guardian Angel Neighborhood	Citizen Group	PL075	Alcaro	Greg	5353 Columbine St		Denver	CO	80229	303.477.9220			grgalcaro@aol.com	Postal Mail
Hawk Ridge Subdivision (Northside Mgmt%	Citizen Group	PL265	Steve	Blackwood	P.O. Box 1324		Eastlake	CO	80614	303.280.0474			nsmcommunity@gmail.com	Phone
HAZELTINE HEIGHTS	Citizen Group	PL076	MOLINAR	SAM	8450 COUNTER DR.		HENDERSO	CO	80640	303-288-4210				Phone
HIGH FIVE PLAINS FOUNDATION	Citizen Group	PL081	DOYLE - P	FRANK	155 NCR 157		STRASBUR	CO	80136	303-622-9588		303-644-327	frankdoyle@tds.net	Phone
MOBILE GARDENS	Citizen Group	PL096	JONES	VERA MAR	6250 FEDERAL #29		DENVER	CO	80221	303-429-5856				Phone
MUSTANG ACRES	Citizen Group	PL100	GREBENC	J-M	1364 W. 154TH AVE.		BROOMFIE	CO	80023	303-450-6124		303-457-2958		Postal Mail
Neighborhood Improvement Committee	Citizen Group	PL097	QUINTANA	LARRY	7780 MAGNOLIA ST		COMMERC	CO	80022	3039557758.00				Phone
NORTH FEDERAL HILLS HOMEOWNERS	Citizen Group	PL101	FOX	NANCY	2520 W. 66TH PLACE		DENVER	CO	80221	.				Postal Mail
NORTH FEDERAL HILLS HOMEOWNERS	Citizen Group	PL101	PRICE	ROBIN	2831 WEST 66TH PLA		DENVER	CO	80221	303-428-4453				Phone
NORTHRIDGE ESTATES AT GOLD RUN HOA	Citizen Group	PL263	LUSSIER	SHANE	14901 E H	Suite 320	AURORA	CO	80014	303-693-2118			shane@cchoapros.com	Phone
PERL MACK NEIGHBORHOOD GROUP	Citizen Group	PL109	MICEK - P	DAN	7294 NAVAJO ST.		DENVER	CO	80221	303-428-8557			DANMICEK@COMCAST.NET	Phone
precision templating	Citizen Group		defonzo	david	5135 e 116th pl		thornton	CO	80233	7203181331.00			precisiontemplating@gmail.com	
PVPOA / PRAIRIE VIEW HOMEOWNERS ASSOC.	Citizen Group	PL111	HUTCHERS	DIANA	P.O. BOX 96		WATKINS	CO	80137	720 891-2192		303-751-2789		Phone
QUAIL HILL HOMEOWNERS ASSOC.	Citizen Group	PL112	SETTERGR	RANDY	14602 KALAMATH CT.		WESTMIN	CO	80020	303-452-9865				Postal Mail
REMAX Unlimited, Inc.	Citizen Group	3.04E+09	Patrick	Jo Ann	3300 S Parker Rd, #10		Aurora	CO	80014	3035709505.00	3035709505	3033696959	japat@q.com	
RIVERDALE FARMS	Citizen Group	PL115	ROGERS	JACK	3250 E. 85TH AVE		THORNTON	CO	80229	303-287-8059		303-287-4341		Postal Mail
Scenic Colorado	Citizen Group		Barrett	Larry				CO		706-634-4468			barrettlarry@comcast.net	Phone
SILVER SPRINGS / C/O MANAGEMENT SPECIALTIES	Citizen Group	PL266	HOLDREN	KEVIN	390 INTERLOCKEN CR		BROOMFIE	CO	80021-804	n/a				Phone
SOUTH BRIGHTON CITIZEN GROUP	Citizen Group	PL124	.	.	14110 BRIGHTON RD.		BRIGHTON	CO	80601	303-659-6498		303-659-7645		Phone
SUNSET VISTA ESTATES HOMEOWNERS ASSOC.	Citizen Group	PL127	QUILLEN	SARAH	15955 JACKSON ST		BRIGHTON	CO	80602	720-872-2919	720-971-9145			Postal Mail
THE ESTATES AT BROMLEY LN	Citizen Group		NUANES	MICHAEL	15920 NASHVILLE ST		HUDSON	CO	80642	303 472-3703			SMC.CHOPS@YAHOO.COM	Phone

The Pooch Mobile	Citizen Group		Chupurdia	Susan	6261 Monaco St #28	Commerce	CO	80022		3038859724		taylor.susan55@yahoo.com	
TODD CREEK FARMS HOA / COLORADO ASSOCIATION	Citizen Group	PL132	Pepper	Dana	14142 DEN #350	LAKEWOOD	CO	80401	303 232-9200		303 232-3240	dpepper@associacolorado.com	Phone
TODD CREEK VILLAGE MASTER ASSOCIATION	Citizen Group	PL265	BLACKWOOD	KAREN	PO BOX 13	SERVICE EASTLAKE	CO	80614	303 280-0474				Phone
VANAIRE SKYPORT CORP.	Citizen Group	PL146	GANN	BECKY	PO BOX 55	BRIGHTON	CO	80601	303-654-0697	303-654-8514			Phone
VANAIRE SKYPORT CORP. 2	Citizen Group	PL180	Hillman	Howard	THIS ENTR	NOTES FIELD	CO		720-685-3033				Phone
VANTAGE ESTATES	Citizen Group	PL147	JAMES	JERILYN	30085 E 128TH AVE	COMMERC	CO	80022	.				Postal Mail
WADLEY FARMS 3RD FILING	Citizen Group	PL148	MONROE	BEVERLY	HOMESTE	1401 W. 1	WESTMIN	CO	80234	303-457-1444		303-457-0670	Postal Mail
WADLEY FARMS HOA	Citizen Group	PL280	Olivier	Bob	PO BOX 1208	EASTLAKE	CO	80614	303.457.9789	303.550.9682		wadleyfarmshoa@msn.com	Postal Mail
WELBY CITIZEN GROUP	Citizen Group	PL151	FRANK	NORMA	7401 RACE STREET	DENVER	CO	80229	(303) 288-3152				Postal Mail
WELBY HERITAGE FOUNDATION	Citizen Group	PL181	O'DORISIO	ROBIN	7403 RACE ST	DENVER	CO	80229	720 333-8578			robinodo@yahoo.com	Phone
WELCH'S HILLTOP ACRES ARCH. CONTROL	Citizen Group	PL179	.	.	15271 PARKVIEW DR	BRIGHTON	CO	80603	303-659-3899				Postal Mail
WELCH'S HILLTOP ACRES ARCH. CONTROL	Citizen Group	PL152	KEIL	FRED	15373 KIMBARK DRIV	BRIGHTON	CO	80601	303-659-5688				Postal Mail
YACHT CLUB COMMUNITY ASSOCIATION	Citizen Group	PL159	MCLEAN	MARGIE	6880 ZENOBIA CIRCLE	WESTMIN	CO	80030	303-428-9377			rcbrx7@attbi.com	Phone

4.3(d) Counties

Organization Name	Type	Referral Code	Last Name	First Name	Address Line 1	Address Line 2	City	State	Zip Code	Phone	Phone 2	E-mail	Preferred
Adams County Office of Emergency Management	County	7205236602.00	Atkins	Richard	4430 S. Adams County		Brighton	CO	80601	3035175457.00	3035175457	ratkins@adcogov.org	
ARAPAHOE COUNTY	County	PL007	YECKES	JAN	6924 S Lima St		CENTENNIAL	CO	80112	(720)874-6650		jyeckes@co.arapahoe.co.us	Postal Mail
Arapahoe County Weatherization	County	3036361984.00	Garrett	Donna	907 Salida Way		Aurora	CO	80011			dgarrett@arapahoegov.com	
BOULDER COUNTY	County	PL192	FOGG	PETE	P.O. BOX 471		BOULDER	CO	80306	303-441-3930			Postal Mail
CITY AND COUNTY OF DENVER	County	PL057	BROWN	CAROL	201 W. COLFAX #205		DENVER	CO	80202	(720)865-2913		carol.brown@ci.denver.co.us	Postal Mail
COMMUNITY & DEVELOPMENT SERVICES	County	PL191	MILLER, DI	RICHARD	P.O. BOX 7, 215 COM		KIOWA	CO	80107	303-621-3171		richard.miller@elbertcounty.co.gov	Phone
COUNTY ATTORNEY	County		HANCOCK	CINDY	100 3RD ST.		CASTLE ROCK	CO	80104	303-660-7414			
DOUGLAS COUNTY	County	PL193	HERMAN	JANET	PUBLIC WORKS	100 3RD ST	CASTLE ROCK	CO	80104	303-660-7490			Phone
Douglas County Planning	County	PL193	.	.						303-660-7460		planningsubmittals@douglas.co.us	Phone
EL PASO DEVELOPMENT SERVICES	County	PL190	KLECKNER	ELAINE	2880 INTERNATIONAL		COLORADO	CO	80910	719-520-6300		elainekleckner@elpasoco.com'	Phone
JEFFERSON COUNTY	County	PL090	WOLFORTH	JOHN	100 JEFFERSON CO PK		GOLDEN	CO	80419	(303) 271-8700		jwolfort@jeffco.us	Postal Mail
MORGAN COUNTY	County	PL098	GORRELL	BARBARA	P.O. BOX 596		FT. MORGAN	CO	80701	970-542-3526		bgorrell@co.morgan.co.us	Postal Mail
WASHINGTON COUNTY	County	PL150	SOUTZ	VAL	150 ASH AVENUE		AKRON	CO	80720	.			Postal Mail
WELD COUNTY PLANNING DEPT.	County	PL092	PARKO	TOM	1555 North 17th Ave		GREELEY	CO	80631	(970) 353-6100	x3572	tparko@co.weld.co.us	Phone

4.3(e) Ditch Companies

Organization Name	Type	Referral Cd	Last Name	First Name	Address Li	Address Li	City	State	Zip Code	Phone	E-mail	Preferred
ALLEN DITCH	Ditch Com	PL006	KRUGMIRE	BOB	6575 WEST 88TH AVE		WESTMINST	CO	80031	303-658-2181	bkrugmir@cityofwestminster.us	Phone
BRANTNER EXTENSION DITCH CO	Ditch Com	PL021	BRICE STEELE	LAW OFFIC	25 S. 4TH AVENUE		BRIGHTON	CO	80601	303-659-3171		Phone
Burlington Ditch Res & Land Co	Ditch Com	PL022	.	.	80 S 27TH AVENUE		BRIGHTON	CO	80601	303.659.7373		Phone
COLORADO AGRICULTURE DITCH	Ditch Com	PL039	Wright	Jason	PO BOX 1072		Eastlake	CO	80614	720-977-6506	jason.wright@cityofthornton.net	Phone
Consolidated Juchem Ditch and Reservoir Company	Ditch Com	PL284	Fletcher	Thomas	6595 Tennyson Street		Arvada	CO	80003	303.263.8876		Postal Mail
FARMERS & GARDNERS DITCH COMPANY	Ditch Com	PL031	BARELA	GERI	DENVER W	1600 W. 1	DENVER	CO	80254	303-628-6219	jerry.foster@denverwater.org	Phone
FARMERS RESERVOIR & IRRIGATION	Ditch Com	PL033	MONTOYA	MANUEL	80 S. 27TH AVENUE		BRIGHTON	CO	80601	(303) 659-7373	manuel@farmersres.com	Phone
FARMERS' HIGH LINE CANAL	Ditch Com	PL032	LOWER	CYNDA	725 MALLEY DRIVE		NORTHGLEN	CO	80233	303-451-7604		Phone
FISHER DITCH COMPANY	Ditch Com	PL034	BRIENZA	RUTH & G	2030 E. 68TH AVENUE		DENVER	CO	80229	(303) 289-1734	gb173@outdrs.net	Phone
FULTON DITCH COMPANY	Ditch Com	PL049	BRICE STEELE	LAW OFFIC	25 S. 4TH AVENUE		BRIGHTON	CO	80601	(303) 659-3171		Phone
GERMAN DITCH CO. & RESERVOIR	Ditch Com	PL050	HOWARD	JOHN	8679 WCR 4		BRIGHTON	CO	80603	(303) 659-0798		Phone
HENRYLYN IRRIGATION DISTRICT	Ditch Com	PL024	BAUMGARTN	RODNEY	PO BOX 85		HUDSON	CO	80642	303-536-4702	manager@henrylyn.com	Phone
HENRYLYN IRRIGATION DISTRICT	Ditch Com	PL024	JANSSEN	STEVE	3990 PLEASANT RIDG		BOULDER	CO	80301-171	(303) 443-4337	stevenljansson@cs.com	Phone
HIGH LINE CANAL	Ditch Com	PL194	BARELA	GERI	1600 W. 12TH AVENU		DENVER	CO	80254	303 740-9784		Phone
HOPE DITCH COMPANY	Ditch Com	PL196	COMPANY	HOPE DITC	16569 FILLMORE ST		BRIGHTON	CO	80602	0		Phone
KERSHAW DITCH COMPANY	Ditch Com	PL063	PEHR	DAVE	8787 TURNPIKE DRIVE		WESTMINST	CO	80030	303-427-1516	zfppc@earthlink.net	Phone
LOWER CLEAR CREEK DITCH CO.	Ditch Com	PL065	Wright	Jason	PO BOX 701		Eastlake	CO	80614	720-977-6506		Phone
McCann Ditch and Reservoir Company	Ditch Com	PL279	Henley	Ron	4395 Washington St.		Denver	CO	80216	303.383.6400		Postal Mail
O'BRIEN CANAL/BURLINGTON DITCH	Ditch Com	PL069	MONTOYA	MANUEL	80 S. 27TH AVENUE		BRIGHTON	CO	80601	(303) 659-7373	manuel@farmersres.com	Phone
SIGNAL DITCH	Ditch Com	PL078	BRICE STEELE	LAW OFFIC	25 S 4TH AVENUE		BRIGHTON	CO	80601	(303) 659-3171		Phone
THE BRIGHTON DITCH COMPANY	Ditch Com	PL106	ROSENBROC	DON	PO BOX 185		FT. LUPTON	CO	80621	303-659-1987		Phone
THE BRIGHTON LATERAL DITCH COMPANY	Ditch Com	PL107	DIRECTORS	BOARD OF	PO BOX 413		BRIGHTON	CO	80601	.		Phone
THE HIGHLAND DITCH CO., INC	Ditch Com	PL108	BARNES	FRANK	4322 STATE HWY 66		LONGMONT	CO	80501	.		Phone
UNITED WATER	Ditch Com	PL195	HALFFIELD	DON	4653 TABLE MOUNTA		GOLDEN	CO	80403	720-497-2125	don.halffield@xcelenergy.com	Phone

4.3(f) Federal Agencies

Organization Name	Type	Referral Code	Last Name	First Name	Address Line 1	Address Line 2	City	State	Zip Code	Phone	E-mail
AURORA POST OFFICE	Federal Agency	PL200	ROSS	RICK	16890 E ALAMEDA PK		AURORA	CO	80017-9998	303-227-5462	
BRIGHTON POSTMASTER	Federal Agency	PL203	Post Office	Brighton	90 N 4TH AVENUE		BRIGHTON	CO	80601		0
DEA	Federal Agency		Padilla	Daniel	12154 E Easter Ave		Centennial	CO	80112		
DENVER POSTMASTER'S OFFICE	Federal Agency	PL202	RODRIGUEZ	JOSE	7300 53PL RM 1108		DENVER	CO	80266	720-941-0488	jrodriqu@email.usps.gov
F.E.M.A. REGION VIII	Federal Agency	PL199	FITZPATRICK	BARB	DFC; BLDG 710A; BOX		DENVER	CO	80225-0267	303-235-4825	barb.fitzpatrick@fema.gov
FCC, FEDERAL COMMUNICATIONS COMMISSION	Federal Agency	PL198	.	.	PO Box 25	Denver Fed	LAKESIDE	CO	80226-1544	303-231-5212	
FEDERAL AVIATION ADMINISTRATION	Federal Agency	PL204	BRUCE	LINDA	26805 E 68TH AVENUE		DENVER	CO	80249-6361	303-342-1264	linda.bruce.faa.gov
Guild Mortgage	Federal Agency		Buchanan	Andy	1155 Kelly Johnson Blvd		Colorado Springs	CO	80920		
HAZARDOUS WASTE MGMT	Federal Agency	PL205	ROTHENMEYER	WILLIAM H	1595 WYNKOOP ST 8E		DENVER	CO	80202	303-312-6045	rothenmeyer.william@epa.gov
TRI-LAKES PROJECT OFFICE	Federal Agency	PL206	CAREY	TIM	9307 S. WADSWORTH		LITTLETON	CO	80128-6901	303-979-4120	timothy.t.carey@usace.army.mil
UNITED STATES POST OFFICE	Federal Agency	PL143	DOBYNS	MARY C.	56691 E COLFAX AVENUE		STRASBURG	CO	80136-8115	303-622-9867	mary.c.dobyns@usps.gov
United States Postal Service	Federal Agency	PL288	Kunkel	Daniel	7500 E 53rd Pl Ste 222		Denver	CO	80266	303.853.6694	Daniel.L.Kunkel@usps.gov
US ARMY PUBLIC AFFAIRS OFFICE	Federal Agency	PL207	ULRICH	SUSAN	ROCKY MTN ARSENAL		COMMERCE CITY	CO	80022-2180	303-289-0250	susan.ulrich@us.army.mil
US EPA	Federal Agency	PL062	Christensen	Stan	1595 Wynkoop Street		DENVER	CO	80202	1-800-227-8917	christensen.stanley@epa.gov
US FISH & WILDLIFE SERVICE	Federal Agency	PL197	.	.	134 UNION BLVD		LAKESIDE	CO	80228		
US GEOLOGICAL SURVEY	Federal Agency	PL201	GEOLOGIC	US	P.O. BOX 25046 Federal		DENVER	CO	80225	303-236-5900	

4.3(g) Fire Districts

Organization Name	Type	Referral Code	Last Name	First Name	Address Line 1	Address Line 2	City	State	Zip Code	Phone	E-mail	Preferred
	Fire District		Means	Whitney	500 S 4th Ave		Brighton	CO	80601	3036594101.00	wmeans@brightonfire.org	Email
Adams County Fire Protection District	Fire District	PL158	Fire	Marshall	8055 N. WASHINGTON ST.		DENVER	CO	80229	(303) 289-4683	gpreston@acfpd.org	Postal Mail
Adams County Fire Protection District	Fire District	3035396860.00	Wilder	Chris	8055 Washington St.		Denver	CO	80229	3035396862.00	cwilder@acfpd.org	Postal Mail
Adams County Fire Rescue	Fire District	PL164	Preston	Greg	3365 W. 65TH AVE.		DENVER	CO	80221	(303) 429-3597 x 13	gpreston@acfpd.org	Postal Mail
ARVADA FIRE DEPT.	Fire District	PL009	GREER	CHIEF JON	HEADQUARTERS, 7903 ALISON		ARVADA	CO	80005	303-424-3012	jon.greer@arvadafire.com	Postal Mail
AURORA FIRE DEPT.	Fire District	PL141	GARCIA	MICHAEL	15151 E ALAMEDA PKWY,SUT		AURORA	CO	80012-155	303-326-8990	cwjones@auroragov.org	Postal Mail
BENNETT FIRE DISTRICT #7	Fire District	PL142	Connor	Captain Caleb J	825 SHARIS CT		BENNETT	CO	80102	303-532-7733	CalebConnor@BennettFireRescue.org	Postal Mail
BENNETT FIRE DISTRICT #7	Fire District	PL142	CUMELY	CHIEF EARL	825 SHARIS CT		BENNETT	CO	80102	303-644-3434	ecumley941@aol.com	Postal Mail
Bennett Fire Protection District	Fire District	3036443572.00	Connor	Caleb	825 Sharis CT		Bennett	CO	80102		CalebConnor@BennettFireRescue.org	
BRIGHTON FIRE DISTRICT	Fire District	PL145	MEANS	WHITNEY	500 South 4th Ave	3rd Floor	BRIGHTON	CO	80601	(303) 659-4101	wmeans@brightonfire.org	Postal Mail
BYERS FIRE PROTECTION DISTRICT #9	Fire District	PL153	DISHER	CHIEF MICHAEL	P.O. BOX 85		BYERS	CO	80103	303-822-5208	BFD9@netecin.net	Phone
DEER TRAIL FIRE DEPT.	Fire District	PL154	NORRIS	CHIEF DAVID	P.O. BOX 257, 488 1ST AVE.		DEER TRAIL	CO	80105	303-769-4567		Postal Mail
FEDERAL HEIGHTS FIRE DEPT.	Fire District	PL066	MARSH	ANDREW	2400 W. 90TH AVE.		FEDERAL HEIGHTS	CO	80260	303-428-3526 x 260		Postal Mail
NORTH METRO FIRE DISTRICT	Fire District	PL286	Bruce	Joe	Chairman of Mutual	101 Spader	Broomfield	CO	80020	303-252-3000	jbruce@northmetrofire.org	Email
NORTH METRO FIRE DISTRICT	Fire District	PL156	Gosselin	Steve	101 Lamar Street		Broomfield	CO	80020	(303) 452-9910	sgosselin@northmetrofire.org	Postal Mail
North Metro Fire Rescue District	Fire District	3032523546.00	Alessio	John	101 Spader Way		Broomfield	CO	80020		jalessio@northmetrofire.org	
SABLE ATURA FIRE DIST.	Fire District	PL160	Tinney	Kammy	26900 E. COLFAX AVE SPACE 5		AURORA	CO	80018	303-364-7187	kammyt@pinnacleconsultinggroupinc.com	Postal Mail
SACFD	Fire District		Lodge	Jon	6550 e 72nd Ave		Commerce	CO	80022	7206417689.00		
SOUTH ADAMS CO. FIRE DISTRICT	Fire District	PL161	Phillips	Kevin	6550 E. 72ND AVENUE		COMMERCE	CO	80022	303-288-0835	kcphillips@southadamsfire.org	Postal Mail
SOUTHEAST WELD COUNTY FIRE	Fire District	PL162	CHUMLEY	DEBBIE	P.O. BOX 312		KEENESBURG	CO	80643	303-732-4281		Postal Mail
STRASBURG FIRE PROTECTION DIST #8	Fire District	PL163	VENTURA	GERRI	PO BOX 911		STRASBURG	CO	80136	303-622-4814	stfiredist8@netecin.net	Postal Mail
Strasburg Fire Protection District 8	Fire District	3036224814.00	McCall	Tanner	PO BOX 911		Strasburg	CO	80136	3036224444.00	info@svfd8.org	Postal Mail
THORNTON FIRE DEPARTMENT	Fire District	PL131	Mccollum	Chad	9500 Civic Center Drive		THORNTON	CO	80229-432	303-538-7602	firedept@cityofthornton.net	Postal Mail
WESTMINSTER FIRE DEPT.	Fire District	PL155	HALL	CAPTAIN DOUG	9110 YATES ST.		WESTMINSTER	CO	80031	303-430-2400 x4542	dhall@ci.westminster.co.us	Postal Mail

4.3(h) Railroads

Organization Name	Referral Code	Last Name	First Name	Address Line 1	City	State	Zip Code	Phone	Fax	E-mail	Preferred
UNION PACIFIC RAILROAD	PL055	Mashek	Jason	1400 DOUGLAS ST STOP 1690	OMAHA	NE	68179	402-544-8552	402-501-0340	jemashek@up.com	Phone
UNION PACIFIC RAILROAD	PL055	SCHOW	CHERYL	PO BOX 398	PAXTON	NE	69155	308-239-2427	308-239-2428	caschow@up.com	Phone

4.3(i) Recreation Districts

Organization Name	Type	Referral Code	Last Name	First Name	Address Line 1	Address Line 2	City	State	Zip Code	Phone	E-mail	Preferred
BENNETT PARK AND RECREATION	Recreational District	PL014	Raines	Chris	PO BOX 37	455 S. 1ST S	BENNETT	CO	80102-037	303-644-5041	Director@bennettrec.org	Postal Mail
CITY OF NORTHGLENN	Recreational District		HAYES	JIM	11701 COMMUNITY CE		NORTHGLENN	CO	80233-806	303-450-8937		Postal Mail
COMMUNITY RESOURCE SERVICES	Recreational District	PL208	.	.	7995 E. Pr	Suite 103E	Greenwood Village	CO	80111-271	303-381-4960	jmeppers@crs.ofcolorado.com	Postal Mail
HORSE CREEK METROPOLITAN DISTRICT	Recreational District	PL086	C/O FINLEY AND CO. INC.	.	12000 N W	STE 100	THORNTON	CO	80241	303-451-6270	ddfinley@juno.com	Postal Mail
HYLAND HILLS PARK & REC DISTRICT	Recreational District	PL088	BARNHART - PLANNER	TERRY	8801 North Pecos Street		DENVER	CO	80260	(303) 650-7507	tbarnhart@hylandhills.org	Postal Mail
STRASBURG PARKS AND REC DIST.	Recreational District	PL125	SCHULTZ	TORRI	P.O. BOX 118		STRASBURG	CO	80136	(303) 622-4260	tori@strasburgparks.org	Postal Mail
TODD CREEK FARMS METRO DIST #2	Recreational District	PL136	White	Zachary	2154 E. Commons Ave,		Centennial	CO	80122	303-858-1800	zwhite@wbapc.com	E-mail
Todd Creek Village Metropolitan District	Recreational District		DONT USE	DONY USE	10450 E. 159th Ct.		BRIGHTON	CO	80602	303-637-0344		Postal Mail

4.3(j) Regional Agencies

Organization Name	Type	Referral Code	Last Name	First Name	Address Line 1	Address Lin	City	State	Zip Code	Phone	E-mail	Preferred
BOULDER VALLEY SOIL CONSERVATION DI	Regional A	PL017	MCINTYRE	NANCY	9595 NELSON RD BOX D		LONGMON	CO	80501	303-776-4034		Phone
DEER TRAIL SOIL CONSERVATION DIST	Regional A	PL056	WAILES	SHERYL	133 W BIJOU AVE		BYERS	CO	80103	303-8225257 x101		Postal Mail
DENVER INTERNATIONAL AIRPORT	Regional A	PL189	Poole	Bill	900 South Broadway Suite 350		DENVER	CO	80209	303.524.3023	William.Poole@flydenver.com	E-mail
Denver International Airport	Regional A	PL189	Reed	Tom			Denver	CO		303.502.7692	Tom.Reed@flydenver.com	E-mail
DENVER REGIONAL COUNCIL OF GOV	Regional A	PL209	BRODERICK	BILL	1290 BROADWAY	SUITE 700	DENVER	CO	80203	303 455-1000	bbroderick@drcog.org	Phone
DEPT. OF AVIATION DENVER INTERNATIONAL AIRPORT	Regional A	PL211	Bill	Poole	8500 PENA BLVD.		DENVER	CO	80249	303-342-2601		Phone
E-470 AUTHORITY	Regional A	PL212	Davenport	Peggy	22470 E 6th Parkway, S	Engineerin	Aurora	CO	80018	303-537-3737		Phone
E-470 Public Highway Authority	Regional Agency		Brown	Justine	22470 E 6th Parkway, S	Engineerin	Aurora	CO	80018	303-537-3751	jbrown@e-470.com	Phone
EAST ADAMS SOIL CONSERVATION	Regional A	PL059	WAILES	SHERYL	133 W BIJOU AVE.		BYERS	CO	80103	303-822-5257 x 101	sheryl.wailes@nacdn.net	Postal Mail
JEFFERSON SOIL CONSERVATION DIST	Regional A	PL091	Berry	Karen	DFC, Bldg 56, Room 260	PO Box 254	Denver	CO	80225	720-544-2870		Phone
METRO WASTEWATER RECLAMATION	Regional A	PL095	SIMMONDS	CRAIG	6450 YORK ST.		DENVER	CO	80229	303-286-3338	CSIMMONDS@MWRD.DST.CO.US	Phone
REAP I-70	Regional A	PL298	.	.	PO Box 711		Strasburg	CO	80136	303-410-9122	admin@i-70reap.com	Email
REGIONAL AIR QUALITY COUNCIL	Regional A	PL210	LLYOD	KEN	1445 MARKET ST. #260		DENVER	CO	80202	303-629-5450	klloyd@raqc.org	Phone
REGIONAL TRANSPORTATION DIST.	Regional A	PL079	QUINN	CHRIS	1560 BROADWAY SUITE 700		DENVER	CO	80202	303-299-2439	chris.quinn@rtd-denver.com	Phone
URBAN DRAINAGE & FLOOD CONTROL	Regional A	PL113	Mallory	David	2480 W 26TH AVE, #156B		Denver	CO	80211	(303) 455-6277	dmallory@udfcd.org	Phone
WEST ADAMS SOIL CONSERVATION DISTRICT	Regional A	PL093	Einspahr	Cindy	57 W BROMLEY LN		BRIGHTON	CO	80601	(303) 659-7004 #3	cindy.einspahr@co.usda.gov	Phone
WEST ADAMS SOIL CONSERVATION DISTRICT	Regional A	PL093	Email	Referral	Mail CHECK to Ken Koebel					(303) 659-7004 #3	westadamscd@gmail.com	Email

4.3(k) School Districts

Organization Name	Type	Referral Code	Last Name	First Name	Address Lin	Address Lin	City	State	Zip Code	Phone	E-mail	Preferred
ADAMS 12 FIVE STAR SCHOOLS	School Dist	PL071	SCHAEFER - PLANNING M	MATT	1500 E. 128TH AVENU	THORNTON	CO		80241	720-972-4289	matt.schaefer@adams12.org	Postal Mail
Adams 14	School Dist	3038533257.00	Rivera	Rocio	5291 E. 60th Avenue	Commerce	CO		80022		rrivera@adams14.org	
ADAMS ARAPAHOE SCHOOL DISTRICT 28J	School Dist	PL138	BARRY - SUPERINTENDEN	JOHN	15701 E 1ST AVE STE	AURORA	CO		80011	303-365-7800	jlbarry@aps.k12.co.us	Phone
ADAMS COUNTY SCHOOL DISTRICT 14	School Dist	PL140	Sanchez	Patrick	5291 E. 60th Avenue	COMMERC	CO		80022	303-853-3204	psanchez@adams14.org	Postal Mail
BENNETT SCHOOL DISTRICT 29J	School Dist	PL137	Veal - SUPERINTENDENT	Dennis	615 7TH ST.	BENNETT	CO		80102	303-644-3234 Ext: 8203	sauter.george@bennett.k12.co.us	Postal Mail
BRIGHTON SCHOOL DISTRICT 27J	School Dist	PL072	Monti	Kerrie	18551 E. 160TH AVE.	BRIGHTON	CO		80601	303-655-2984	kmonti@sd27j.org	Postal Mail
BYERS SCHOOL DISTRICT 32J	School Dist	PL094	TURRELL	TOM	444 E FRONT ST	BYERS	CO		80103	303-822-5292 x111	turrell.tom@byers.k12.co.us	Postal Mail
DEER TRAIL SCHOOL DISTRICT 26J	School Dist	PL010	DOSS - SUPERINTENDENT	JERRE	P.O. BOX 129	DEER TRAI	CO		80105	303-769-4421 X222	drjdoss@aol.com	Postal Mail
MAPLETON SCHOOL DISTRICT #1	School Dist	PL012	CIANCIO	CHARLOTT	591 E. 80TH AVE	DENVER	CO		80229	303-853-1015	charlotte@mapleton.us	Postal Mail
STRASBURG SCHOOL DISTRICT 31J	School Dist	PL129	Johnson	Monica	56729 E Colorado Ave	STRASBUR	CO		80136	303-622-9211	mjohnson@strasburg31j.org	Postal Mail
WELD COUNTY SCHOOL DIST. RE-3J	School Dist	PL130	WADE	MARVIN	P.O. BOX 269	KEENESBU	CO		80643	303-536-2000	marvin@rebel-net.tec.co.us	Postal Mail
WESTMINSTER SCHOOL DISTRICT #50	School Dist	PL139	Peterson	Jackie	7002 Raleigh Street	WESTMIN	CO		80030	720-542-5100	jpeterson@adams50.org	Postal Mail
WIGGINS SCHOOL DIST. RE50J	School Dist	PL118	LITTLE	DR. SHARO	320 CHAPMAN ST	WIGGINS	CO		80654	970-483-7762 x 202	rmiller@wiggins50.k12.co.us	Postal Mail

4.3(l) State Agencies

Organization Name	Type	Referral Cd	Last Name	First Name	Address Lin	Address Lin	City	State	Zip Code	Phone	E-mail
BARR LAKE STATE PARK	State	PL213	SEUBERT	MICHELLE	13401 PICADILLY ROA		BRIGHTON	CO	80603	303-655-1495	barr.lake@state.co.us
CDPHE - AIR POLLUTION CTRL DIVISION	State	PL217	SILVERSTE	MIKE	4300 CHERRY CHREEK		DENVER	CO	80246-153	303-692-3113	mike.silverstein@state.co.us
CDPHE - AIR QUALITY	State	PL035	DILEO	JAMES A.	4300 CHERRY CREEK D		DENVER	CO	80246-153	303-692-3127	jim.dileo@state.co.us
CDPHE - HAZARDOUS MATS/WASTE MGT D	State	PL214	BAUGHMA	GARY	4300 CHER	HMWMD-1	DENVER	CO	80246-153	303-692-3300	gary.baughman@state.co.us
CDPHE - HAZARDOUS MATS/WASTE MGT D	State	PL218	JOHNSON	CHARLES	4300 CHER	HMWMD-3	DENVER	CO	80246-153	303-692-3348	charles.johnson@state.co.us
CDPHE - RADIATION SERV PROGRAM	State	PL215	WEAVER	KENNETH	4300 CHER	LAB. & RA	DENVER	CO	80246-153	303-692-3058	kenneth.weaver@state.co.us
CDPHE - WATER QUALITY PROTECTION SEC	State	PL037	Pfaltzgraff	Patrick	4300 CHER	WQCD-B2	DENVER	CO	80246-153	303-692-3509	patrick.j.pfaltzgraff@state.co.us
CDPHE - WATER SHED	State	PL216	PARACHIN	DICK	4300 CHER	WQCD-DO	DENVER	CO	80246-153	303-692-3516	dick.parachini@state.co.us
CDPHE SOLID WASTE UNIT	State	PL036	Todd	Andy	4300 CHER	HMWMD-	DENVER	CO	80246-153	303.691.4049	Andrew.Todd@state.co.us
COLO DIV OF MINING RECLAMATION AND S	State	PL041	WALDRON	ANTHONY	DEPT. OF	1313 SHER	DENVER	CO	80203	303-866-4926	tony.waldron@state.co.us
COLO DIV OF WATER RESOURCES	State	PL042	Williams	Joanna	OFFICE OF	1313 SHER	DENVER	CO	80203	303-866-3581	joanna.williams@state.co.us
COLO OIL & GAS CONSERV. COMMISSION	State	PL225	NESLIN	DAVID	1120 LINCOLN STREET		DENVER	CO	80203-213	303-894-2100	
COLORADO DEPARTMENT OF TRANSPORT.	State	PL228	Loeffler	Steve	2000 South Holly Stre		Denver	CO	80222	303-757-9891	steven.loeffler@state.co.us
COLORADO DEPT OF HUMAN SERVICES	State	PL223	OF CHILDC	DIVISION	1575 SHERMAN ST, 15		DENVER	CO	80203-171	303-866-2281	
COLORADO DEPT OF TRANSPORTATION	State	PL227	BLAKE	JIM	2000 SOUTH HOLLY S		DENVER	CO	80222	303-757-9629	
COLORADO DEPT OF TRANSPORTATION	State	PL229	HAYES	PATRICIA	2000 S. HOLLY		DENVER	CO	80222	303-377-6602	nashat.sawaged@dot.state.co.us
COLORADO DEPT OF TRANSPORTATION	State	PL232	LANCASTE	JEFFREY						303-757-9950	
COLORADO DEPT OF TRANSPORTATION	State	PL028	Loeffler	Steve	2000 S. Ho	Region 1	Denver	CO	80222	303-757-9891	steven.loeffler@state.co.us
COLORADO DEPT OF TRANSPORTATION	State of Colorad		SHEEHAN,	BRADLEY	2000 SOUT	REGION 6	DENVER	CO	80222	303-512-4271	bradley.sheehan@dot.state.co.us
COLORADO DEPT OF TRANSPORTATION	State	PL231	ZISMAN	INA	1420 SECOND ST		GREELEY	CO	80631	970-350-2121	
Colorado Division of Water Resources	State of Colorad		Mackay	Jolene	1313 Sherman Street		denver	CO	80203		jolene.mackay@state.co.us
COLORADO DIVISION OF WILDLIFE	State	PL043	Hunholz	Eliza	Northeast	6060 BROA	DENVER	CO	80216-100	303-291-7454	eliza.hunholz@state.co.us
COLORADO DIVISION OF WILDLIFE	State	PL043	PADIA	JOSEPH	6060 BROADWAY		DENVER	CO	80216	303-291-7132	joe.padia@state.co.us
COLORADO GEOLOGICAL SURVEY	State	PL040	Carlson	Jill	1500 Illinois Street		Golden	CO	80401	303-384-2643	CGS_LUR@mines.edu
Colorado Geological Survey	State of Colorad		Carlson	Jill	1500 Illinois Street		Golden	CO	80401	303-384-2643	CGS_LUR@mines.edu
Colorado Geological Survey: CGS_LUR@min	State	PL040	Carlson	Jill	Mail CHECK to Jill Carlson			CO		303-384-2643	CGS_LUR@mines.edu
COLORADO HISTORICAL SOCIETY	State	PL224	CORSON	DAN	1300 BROADWAY		DENVER	CO	80203	303-866-2673	
COLORADO STATE ELECTRICAL BOARD	State	PL220	.	.	1560 BROA	SUITE 1350	DENVER	CO	80202	303-894-2300	
COLORADO STATE FOREST SERVICE	State	PL221	HALL	NORLAND	PO BOX 368		FORT MOR	CO	80701-363	970-867-0361	nhall@lamar.colostate.edu
COLORADO STATE PATROL	State	PL226	ADAMS CC	.	8200 NORTH HWY 85		COMMERC	CO	80022	303-289-4760	
DEPARTMENT OF AGRICULTURE	State	PL230	.	.	700 KIPLIN	SUITE 4000	LAKEWOO	CO	80215-800	303.869.9000	
Department of Local Affairs	State	PL275	Kirkpatrick	Susan	1313 Sherman St #500		Denver	CO	80203	.	
DEPT OF LABOR AND EMPLOYMENT	State	PL219	SECTION	OIL INSPEC	633 17TH STREET #40		DENVER	CO	80202-361	303-692-4300	
DEPT OF NATURAL RESOURCES /CWCB	State	PL222	HAUCK	KEVIN	721 STATE CENTENNA		DENVER	CO	80203	303-866-3441	joe.busto@state.co.us
METRO NORTH CHAMBER OF COMMERCE	State	PL177	Obermeyer	Debb	2921 W 12	UNIT 210	WESTMINS	CO	80234-294	(303) 288-1000	

4.3(m) Tri-County Health

Organization Name	Referral Cd	Last Name	First Name	Address Line 1	City	State	Zip Code	Phone	E-mail	Preferred
TRI-COUNTY HEALTH DEPARTMENT		.	Donna	4201 E. 72ND AVENUE SUITE D	COMMERCE CITY	CO	80022	303-439-5952		Phone
TRI-COUNTY HEALTH DEPARTMENT	PL121	DEATRICH	MONTE	4201 E. 72ND AVENUE SUITE D	COMMERCE CITY	CO	80022	(303) 288-6816	mdeatrich@tchd.org	Phone
TRI-COUNTY HEALTH DEPARTMENT	PL121	Lynch	Sheila	6162 S WILLOW DR, SUITE 100	GREENWOOD VILLAGE	CO	80111	720-200-1571	landuse@tchd.org	Phone
Tri-County Health: Mail CHECK to Sheila Lynch	PL121	Health	Tri-County	landuse@tchd.org		CO		.		Email

4.3(n) Utilities

Organization Name	Type	Referral Co	Last Name	First Name	Address Lin	Address Lin	City	State	Zip Code	Phone	E-mail
Bijou Telephone Co-Op Asso	Utility		McCloskey	Daniel	PO Box 27	1070 N HV	Byers	CO	80103	303-822-5400	memphisd0g2@gmail.com
Century Link	Utility		Johns	Elaine	5325 Zuni St, Rm 728		Denver	CO	80221	720-578-3719	Elaine.Johns@CenturyLink.com
Century Link	Utility		Miller	Isabel	5325 Zuni St, Rm 728		Denver	CO	80221	720-578-3728	Izzy.Miller@CenturyLink.com
Century Link	Utility	PL082	Wiedreich	Brandyn	5325 Zuni St, Rm 728		Denver	CO	80221	720.578.3724	brandyn.wiedrich@centurylink.com
Century Link	Utility		Wiedreich	Brandyn	5325 Zuni St, Rm 728		Denver	CO	80221	720-578-3724	BrandynWiedreich@CenturyLink.com
COLORADO INTERSTATE GAS	Utility	PL245	BACON -LA	STEVE	P.O. BOX 1087		COLORADO	CO	80944	719-520-4713	steve.bacon@elpaso.com
COLORADO INTERSTATE GAS	Utility	PL246	SAVAGEAU	C/O TONY	1314 W EVANS AVE, U		DENVER	CO	80223	303-249-2633	
Colorado Natural Gas, Inc	Utility		Elpers	Eldon	PO Box 270868		Littleton	CO	80127	303-979-7680	eelpers@coloradonaturalgas.com
COMCAST	Utility	PL047	LOWE	JOE	8490 N UMITILLA ST		FEDERAL H	CO	80260	303-603-5039	thomas_lowe@cable.comcast.com
EASTERN ADAMS COUNTY METRO DIS	Utility	PL234	SERRA	MIKE	270 St. Paul Street, Su		Denver	CO	80206	303-371-9000	
EASTERN COLO. UTILITY CO.	Utility	PL240	STOKER	BRENT	P.O. BOX 270868		Littleton	CO	80127	303-622-4220	
Eastern Slope Rural Telephone Asso, Inc	Utility	PL243	Bennett	Bill	PO Box 39	403 3rd Av	Hugo	CO	80821	719-740-0193	
Eastern Slope Rural Telephone Asso, Inc	Utility	PL247	Devers	Mike	PO Box 39	403 3rd Av	Hugo	CO	80821	719-743-2708	
Eastern Slope Rural Telephone Asso, Inc	Utility		Ehlers	George	PO Box 39	403 3rd Av	Hugo	CO	80821	719-743-2441	georgee@esrta.com
Eastern Slope Rural Telephone Asso, Inc	Utility		Witt	Renae	PO Box 39	403 3rd Av	Hugo	CO	80821	719-743-2441	renaew@esrta.coop
Intermountain Rural Electric Asso - IREA	Utility		Hone	Emily	PO Box Dr	5496 Nort	Sedalia	CO	80135	720-733-5654	ehone@Irea.Coop
Intermountain Rural Electric Asso - IREA	Utility	PL237	Kaufman	Brooks	PO Box Dr	5496 Nort	Sedalia	CO	80135	303-688-3100 x105	bkaufman@intermountain-rea.com
Kinder Morgan, Inc	Utility	PL239	Atwater	Tim	370 Van Gordon St		Lakewood	CO	80228	303-914-7705	
MORGAN COUNTY RURAL ELECTRIC	Utility	PL238	MARTENS	KEVIN	P.O. BOX 738		FORT MOR	CO	80701-073	970-867-5688	
MORGAN COUNTY RURAL ELECTRIC ASSOC	Utility	PL287	OFFICE	MAIN	P.O. BOX 738		FORT MOR	CO	80701	970-867-5688	
TDS TELECOM	Utility	PL242	LYMAN	JIM	PO BOX 730		PAONIA	CO	81428	1-970-872-6056	
TRI-STATE GENERATION	Utility	PL244	MURRAY	MARK	1100 W. 116TH AVE.		WESTMINS	CO	80234	303-452-6111	
United Power, Inc	Utility	PL128	Barwick	Steve	PO Box 92	500 Coope	Brighton	CO	80601	303-637-1234	sbarwick@unitedpower.com
United Power, Inc	Utility	PL128	Barwick	Steve	PO Box 92	500 Coope	Brighton	CO	80603	303-637-1234	sbarwick@UnitedPower.com
United Power, Inc	Utility	PL128	Dale	Marisa	PO Box 92	500 Coope	Brighton	CO	80601	303-637-1387	mdale@UnitedPower.com
United Power, Inc	Utility	PL128	Hansen	Monica	PO Box 92	500 Coope	Brighton	CO	80601	303-637-1336	mhansen@unitedpower.com
Wiggins Telephone Association	Utility	PL233	Hendri	Terry	PO Box 690		Wiggins	CO	80654	970-483-7343	
Xcel Energy	Utility		Borger	Megan	1123 W 3rd Ave		Denver	CO	80223	3035713597	megan.j.borger@xcelenergy.com
Xcel Energy	Utility		Bruno	Eugene	5901 Sheridan Blvd		Arvada	CO	80003	303-425-3989	Eugene.Bruno@xcelenergy.com
Xcel Energy	Utility		Carlson	Nick	1123 W 3rd Ave		Denver	CO	80223	303-514-9727	nicholas.carlson@xcelenergy.com
Xcel Energy	Utility		Coon	Craig	5460 W 60th Ave		Arvada	CO	80003	303-425-3982	craig.coon@xcelenergy.com
Xcel Energy	Utility		Craig	James	1800 Larimer St, Suite		Denver	CO	80202	303-571-7291	james.e.craigl@xcelenergy.com
Xcel Energy	Utility		Gallegos-M	Dominga	5901 Sheridan Blvd		Arvada	CO	80003	303-425-3923	dominga.gallegosmendoza@xcelenergy.com
Xcel Energy	Utility	PL099	George	Donna	1123 W 3rd Ave		DENVER	CO	80223	303-571-3306	Donna.L.George@xcelenergy.com
Xcel Energy	Utility		Gilliland	Jason	2655 N 63rd St		Boulder	CO	80301	303-245-2279	jason.gilliland@xcelenergy.com
Xcel Energy	Utility		Hahn	Patrick	1800 Larimer St		Denver	CO	80202	3035717355	patrick.j.hahn@xcelenergy.com
Xcel Energy	Utility		Jatko	Randall	1123 West 3rd Avenu		Denver	CO	80223	3035713925	randall.p.jatko@xcelenergy.com
Xcel Energy	Utility		Utecht	Randy	1123 W 3rd Ave		Denver	CO	80223	303-571-3911	randy.utecht@xcelenergy.com
Xcel Energy	Utility	3.04E+09	Walker	Jeff	1800 Larimer Street, S		Denver	CO	80202		jeffrey.a.walker@xcelenergy.com
Xcel Energy	Utility		Wilson	Drew	5901 Sheridan Blvd		Arvada	CO	80003	303-425-3918	Drew.Wilson@xcelenergy.com

4.3(o) Water & Sanitation Districts

Organization Name	Type	Referral Cd	Last Name	First Name	Address Line 1	Address Lin	City	State	Zip Code	Phone	E-mail
ABERDEEN METROPOLITAN DISTRICT NO 1	Water	PL268	VANDER WALL	BARBARA	7400 E ORCHARD RD, SUITE 3300		GREENWO	CO	80111	303 770-2700	
ABERDEEN METROPOLITAN DISTRICT NO 2	Water	PL269	VANDER	BARBARA	7400 E ORCHARD RD SUITE 3300		GREENWO	CO	80111	303 770-2700	
Adams East Metropolitan District	Water	PL276	HOLDINGS LLC	160TH AVE	5460 S QUEBEC STREET SUITE 110		GREENWO	CO	80111	.	
AMBER CREEK METROPOLITAN DISTRICT	Water	PL271	VANDER	BARBARA	7400 E ORCHARD RD, SUITE 3300		GREENWO	CO	80111	303 770-2700	
ASPEN HILLS METROPOLITAN DISTRICT	Water	PL270	VANDER	BARBARA	7400 E ORCHARD RD, SUTIE 3300		GREENWO	CO	80111	303 770-2700	
BERKELEY WATER & SAN DISTRICT	Water	PL016	WHITEHAIR	SHARON	4455 W 58TH AVE UNIT A		ARVADA	CO	80002	(303) 477-1914	berkeleywater@gmail.com
Berkeley Water & Sanitation District	Water and Sanitar		Whitehair	Sharon	4455 W 58th Ave, Unit A		Arvada	CO	80002	303-477-1914	berkeleywater@gmail.com
BOX ELDER WATER AND SANITATION DISTRICT	Water	PL020	VANDER WALL	BARBARA	c/o Collins, Cockrel, & Cole P.C.	390 Union	Lakewood	CO	80228	303 770-2700	
BROMLEY PARK METRO DIST.	Water	PL025	.	.	6399 S. FIDDLERS GREEN CIRL		GREENWO	CO	80111-494	303-779-4525	
CENTRAL COLO. WATER CONSERVANCY DISTRICT	Water	PL038	CECH	THOMAS	3209 W 28TH ST.		GREELEY	CO	80634	970-330-4540	
CITY OF ARVADA - WATER AND SANITATION DEPT.	Water	PL009	SULLIVAN	JAMES	8101 RALSTON RD.		ARVADA	CO	80002	720-898-7760	
CITY OF AURORA - WATER AND SAN. DEPT.	Water	PL011	BINNEY	PETER	15151 E ALAMEDA PKWY #3600		AURORA	CO	80012	303-739-7370	pbinney@ci.aurora.co.us
CITY OF BRIGHTON - WATER & SANATATION DEPT.	Water	PL023	BURKE	ED	500 S. 4th Ave, 4th Floor		BRIGHTON	CO	80601	303-655-2084	eburke@brightonco.gov
CITY OF FEDERAL HEIGHTS - WATER AND SAN. DEPT.	Water	PL066	MULLIN	VIRGINIA	2380 W 90TH AVE.		FEDERAL H	CO	80260	303-428-3526	
City of Thornton - Sewer Maintenance	Water and Sanitar		Eichorn	Dave	12450 Washington St		Thornton	CO	80241	720-977-6557	Dave.Eichorn@cityofthornton.net
City of Thornton - Water Maintenance	Water and Sanitar		McCarty	Travis	12450 Washington St		Thornton	CO	80241	303-704-9952	travis.mccarty@cityofthornton.net
City of Thornton - Water Maintenance	Water and Sanitar		Montanez	Justin	12450 Washington St		Thornton	CO	80241	720-977-6540	Justin.Montanez@cityofthornton.net
City of Thornton - Water Maintenance	Water and Sanitar		Vazquez	Cesar	12450 Washington St		Thornton	CO	80241	720-398-7138	Cesar.Vazquez@cityofthornton.net
City of Westminster	Water and Sanitar		McQuiston	John	6575 W 88th Ave		Westminst	CO	80031	303-658-2540	jmcquist@cityofwestminster.us
CITY OF WESTMINSTER	Water	PL155	Walsh	Andy	4800 W 92nd Avenue		WESTMINS	CO	80031	303-658-2563	awalsh@cityofwestminster.us
COLORADO INTERNATION CENTER	Water	PL045	MURATA	BJ	141 UNION BLVD., SUITE 150		LAKEWOO	CO	80228	303-987-0835	
COMMERCE CITY - GENERAL IMPROVEMENT DISTRICT	Water	PL250	MCBROOM	BRIAN	7887 E. 60th Ave		COMMERC	CO	80022	303-289-3683	
COMMERCE CITY NORTH INFRA GID	Water	PL255	ENNINGA - MANAG	CAROL	7887 E 60TH AVE.		COMMERC	CO	80022	303-289-3605	
Crestview Water & Sanitation	Water	PL054	Stock	Patrick	PO Box 21299		Denver	CO	80221-029	303-430-1660	PatrickStock@crestviewwater.net
DENVER WATER DEPT.	Water	PL184	TEIGEN	HENRY	1600 W 12TH AVE.		DENVER	CO	80204-341	303-628-6000	hkb@water.denver.co.gov
EAGLE SHADOW METROPOLITAN DIST. #1	Water	PL058	WORTHY	JIM	P.O. BOX 490		BRIGHTON	CO	80601	303-637-0344	
EAGLE VIEW METRO DIST.	Water	PL248	.	.	141 UNION BLVD.		LAKEWOO	CO	80228-181	303-987-0835	
EAST CHERRY CREEK VALLEY (ECCV)	Water	PL254	.	.	6201 SOUTH GUN CLUB ROAD		AURORA	CO	80016	303-693-3800	
East Cherry Creek Valley (ECCV)	Water	PL254	Probasco	Michelle	6201 South Gun Club Rd		Aurora	CO	80016	303.693.3800	mprobasco@eccv.org
EASTERN ADAMS COUNTY MET. DIST	Water	PL060	SERRA III	MIKE	270 St. Paul Street, Suite 300		DENVER	CO	80206	(303) 371-9000	mike.serra@paulcorp.com
Eastern Adams County Metro District	Water and Sanitar		Serra	Mike	3855 Lewiston St, Suite 1000		Aurora	CO	80011	303-371-9000	mike.serra@paulcorp.com
EASTLAKE WATER AND SAN. DIST.	Water	PL061	HARVEY	RANDY	9500 Civic Center Drive		Thornton	CO	80229	303-451-8123	
ELBERT COUNTY	Water and Sanitar		MILLER	RICHARD	215 COMANCHE ST		KIOWA	CO	80107	303-621-3171	
FIRST CREEK RANCH METRO DIST.	Water	PL068	.	.	c/o Miller & Associates Law Offices	1641 Calif	DENVER	CO	80202	303-285-5320	
FRONT RANGE METRO DIST.	Water	PL070	COLLINS & COCKRE	.	390 UNION BLVD., SUTIE 400		DENVER	CO	80228	(303) 986-1551	
Greatrock Water District	Water	PL282	JOHNSON	LISA	141 Union Blvd., #150		Lakewood	CO	80228	303-880-7627	ljohnson@sdmsi.com
HAZELTINE HEIGHTS WATER & SANITATION	Water	PL077	SABIN	KEITH	P.O. BOX 38		HENDERSCO	CO	80640	303-916-3800	hhw_sd@comcast.net
HERITAGE AT TODD CREEK METRO DIST.	Water	PL080	BEUTLER	GARY	2154 E. Commons Ave. Suite 2000		Centennial	CO	80122	303-868-8131	
Hi-Land Acres Water & Sanitation District	Water	PL083	Begeman	Gabby	10086 E 159th Ave	Nancy Gay	Brighton	CO	80601	303-912-3769	
HIGH PLAIN WATER USERS ASSOC.	Water	PL188	SEYMOUR	RAY	13955 QUEBEC		BRIGHTON	CO	80602	720-872-2941	
HIMALAYA WATE AND SANT. DIST	Water	PL084	DALTON	MATHEW	1700 LINCOLN ST., SUITE 3800		DENVER	CO	80203	303-839-3800	
HOPE DITCH COMPANY	Water	PL085	.	.	16569 FILLMORE ST		BRIGHTON	CO	80602	.	
HORSE CREEK METROPOLITAN DISTRICT	Water	PL087	.	.	12000 N WASHINGTON ST #100		THORNTON	CO	80241	303-451-6270	ddfinley@juno.com
INDUSTRIAL PARK	Water	PL089	COTTER	KEARBY	6625 E. 49TH AVE.		COMMERC	CO	80022	303-288-1511	
Metro Wastewater Reclamation Dist	Water and Sanitar		Moon	Diane	6450 York St		Denver	CO	80229	303-286-3407	dmoon@mwr.dst.co.us
Metro Wastewater Reclamation Dist	Water and Sanitar		Wenholz	Lance	6450 York St		Denver	CO	80229	303-916-5842	lwenholz@mwr.dst.co.us

Mile High Water Co	Water	PL256	Stone	Harry	PO Box 434		Broomfield	CO	80038	303-917-5882	lionconsult@qwest.net
MORGAN COUNTY QUALITY WATER DIST	Water	PL253	OSTWALD	JERRY	P.O. BOX 1218		FT. MORGAN	CO	80701	970-867-3054	
MOUNTAIN VIEW	Water	PL257	HOWARD	JOHN	3680 E 168TH AVE.		BRIGHTON	CO	80601	303-452-8595	
NORTH GATE	Water	PL258	POMPONIO	LEONARD	6856 FEDERAL BLVD.		DENVER	CO	80221	303-429-1755	
NORTH KIOWA BIJOU GROUNDWATER	Water	PL259	MCCLARY	DONALD	P.O. BOX 597		FT. MORGAN	CO	80701	970-867-5621	
NORTH LINCOLN WATER AND SAN.	Water	PL102	BARENBERG	EDWARD	1576 Sherman Street, Suite 100		DENVER	CO	80203	303-861-0061	ebarenberg@owen-engineering.com
North Pecos Water & Sanitation District	Water	PL103	Traska	Russell	6900 Pecos St		Denver	CO	80221	303-429-5770	manager@northpecoswater.org
North Washington Street Water & San Dist	Water	PL104	James	Joe	3172 E 78th Ave		Denver	CO	80229	303-288-6664	jjames@nwsbsd.com
NORTH WASHINGTON WATER USER	Water	PL260	SHANNON	RICK	P.O. BOX 508		EASTLAKE	CO	80614-050	303-452-0314	
NORTHERN METROPOLITAN DISTRICT	Water	PL249	COLLINS	JIM	390 UNION BLVD, SUITE 400		DENVER	CO	80228	303-986-1551	
PRAIRIE CENTER METRO NO. #1	Water	PL110	SISNEROS, P.C.	MCGEADY	141 Union Boulevard, Suite 150		Lakewood	CO	80228	303.592.4380	
RIVERDALE DUNES METRO DIST. #1	Water	PL114	.	.	141 UNION BLVD.		LAKEWOOD	CO	80228-181	303-987-0835	
RIVERDALE PEAKS METRO DISTRICT	Water	PL116	.	.	9145 E KENYON AVE #200		DENVER	CO	80237	303-843-9742	eachkal@gaplinc.com
SAND CREEK METROPOLITAN DISTRICT	Water	PL274	SERRA III	MIKE	270 ST PAUL ST, SUITE 300		DENVER	CO	80206	303 371-9000	MIKE.SERRA@PAULSCORP.COM
SECOND CREEK RANCH METRO DIST	Water	PL119	SECOND	CREEK	c/o Miller & Associates Law Offices	1641 Calif	DENVER	CO	80202	303-285-5320	
SHAW HEIGHTS WATER DISTRICT	Water	PL120	O'NEAL	LLOYD-PR	8870 Hunter Way		WESTMINSTER	CO	80031	.	
South Adams County Water & San Dist	Water and Sanitar		Evans	Randy	10200 E 102nd Ave		Henderson	CO	80640	303-588-9927	revans@sacwsd.org
South Adams County Water & San Dist	Water	PL123	Voehringer	Steve	10200 E 102nd Ave		Henderson	CO	80022	720.530.8396	svoehringer@sacwsd.org
Strasburg Water & Sanitation Dist	Water	PL126	Cooper	Sheila	PO Box 596		Strasburg	CO	80136	303-622-4443	
Sturgensweller	Water	PL261	Sturgenweller	Gherwin	555 Happy Canyon Road	Cloud 9	Brighton	CO	80601	555.416.9875	hausenberger@blingfoo.com
The TOD Group	Water	PL278	GROUP	THE TOD	1431 Euterpe Street		New Orleans	LA	70130	5047174718	
THIRD CREEK WATER DISTRICT	Water	PL252	THIRD CREEK WAT	.	MIKE DEWEESE	13830 E 13	BRIGHTON	CO	80601	303-588-0541	
TODD CREEK METRO DISTRICT #2	Water	PL134	.	.	141 UNION BLVD	SUITE 150	LAKEWOOD	CO	80228	(303) 592-4380	dmccoy@sdmsi.com
Todd Creek Village Metropolitan District	Water	PL133	Hollard	Roger	10450 E. 159th Ct.		BRIGHTON	CO	80602	303-637-0344	roger@equinoxland.com
TOWER METROPOLITAN DISTRICT	Water	PL251	DALTON	MATHEW	1700 LINCOLN ST SUITE 3800		DENVER	CO	80203	303-839-3800	
TOWN OF BENNETT - WATER AND SAN. DEPT.	Water	PL013	.	.	355 4TH ST.		BENNETT	CO	80102	303-644-3249	
TRANSPORT METROPOLITAN DISTRICT NO. 1	Water	PL272	WHITE	GARY R	c/o White Bear & Ankele	1805 SHEA	HIGHLAND	CO	80129	303 858-1800	
UNITED WATER AND SANITATION - PRESIDENT	Water	PL144	LEMBKE	ROBERT A.	8301 E. Prentice Ave. Suite 120		GREENWOOD	CO	80111	303-785-3585	
Water and sanitary District	Water and Sanitar		Evans	Debbie	6595 E. 70th Avenue		Commerce	CO	80022		
WESTLAKE WATER AND SAN. DIST.	Water	PL262	GREAVES	DOROTHY	13751 STUART ST		BROOMFIELD	CO	80020	303-466-6858	
WRIGHT FARMS METRO DISTRICT	Water	PL157	SETER, ESQ	KIM J.	7400 E ORCHARD RD STE 3300		GREENWOOD	CO	80111	303-770-2700	svw@svwpc.com
zzzCity of Thornton - Water Maintenance	Water and Sanitar		Montanez	Justin	12450 Washington St		Thornton	CO	80241	7209776540	Justin.Montanez@cityofthornton.net

CHAPTER 8—ACCESS DESIGN AND TRAFFIC REQUIREMENTS

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Chapter 8—ACCESS DESIGN AND TRAFFIC REQUIREMENTS

Presented in this chapter are minimum requirements and technical criteria for the analysis and design of access locations to and from county roadways with the intent of providing a safe, orderly, and continuous traffic/pedestrian movement. Traffic is a regional feature that affects all governmental jurisdictions and all parcels of property. All applications submitted to the County for land being developed commercially, industrially, or as a subdivision, and/or as part of an existing subdivision desiring access to a county roadway will require some form of access and traffic analysis and appropriate design. The level of detail and specific requirements for each of these submittals will be outlined within this chapter.

8-01 ACCESS REQUIREMENTS AND CRITERIA**8-01-01 GENERAL**

The county has adopted the following design standards and criteria for traffic management and should be used in the analysis and design of all new or modified access point locations. However, the County reserves the right to issue and enforce more stringent criteria should adverse or unsafe conditions exist. Also, conditions may arise where the minimum standards presented within this chapter are either inappropriate or cannot be justified economically. In these special cases, the County may issue a variance. All designs that vary from the standards and criteria presented in this chapter, shall obtain approval from the County prior to completing construction plans or Traffic Impact Study (TIS).

Standards and technical criteria not specifically addressed in this chapter shall follow the appropriate provisions outlined in the 2001 AASHTO, A Policy on Geometric Design of Highways and Streets (“Green Book”) and/or the Colorado State Highway Access Code. In addition, County Standards are presented in Appendix A. It is important to note that County Standards may supersede the AASHTO criteria.

In the event that the AASHTO criteria are revised, the latest edition shall be used.

8-01-02 REQUIRED DESIGN SUBMITTALS

Project Plans and TIS submitted to the County for review shall contain a detailed analysis and comprehensive circulation design in accordance with these criteria and other applicable standards (local, state, and federal). Prior to receiving approval, the Project Plans and TIS must be sealed by a Colorado Registered Professional Engineer who has extensive knowledge of the project being submitted for review. Documents submitted without being sealed or by a party not responsible for the work, WILL NOT be reviewed.

Section 8-02 presents the minimum level of TIS to be prepared and submitted to the County for approval. Based on the application and the size of project being submitted, the level of analysis and design detail required varies and can be determined by the checklist attached to the application and/or by contacting the County. All required information is to be submitted for County review prior to receiving an approved application or permit. Applicants are encouraged to prepare the required submittals with as much detail as possible to minimize possible confusion and cut down on overall processing time.

Table 8.1—General Access Issues

Objective	Criteria outlined in this chapter should be viewed as the minimum requirements for the design of entrances and exits and determining the proper location of access point(s) onto any of the existing or proposed county roads.
Quality	All work done under this permit shall be performed to the satisfaction of the County.
Factors Reviewed	The factors reviewed with each access application include: speed of the highway, sight distance, existing or potential safety concerns, existing traffic on the highway, intersection spacing and the projected vehicular use of the site.
Traffic Impact Study (TIS)	<ul style="list-style-type: none"> • In reviewing a site, the County may require an applicant to prepare a Traffic Impact Study (TIS) for review and approval by the County to determine the impact the development may have on the adjacent road systems. • The TIS should address the impact of the additional traffic generated by the development and propose appropriate improvements to mitigate that impact. • Guidelines for the preparation of the TIS are included as part of the applicable Permit Application.
Hydraulic Impact	<ul style="list-style-type: none"> • The engineer may need to submit the information for review by the County to determine the hydraulic impact to the existing roadway drainage system. • Based on the submitted information, the engineer may be required to supply additional hydraulic computations for review and approval by the County. • A proper Storm Drainage Study (including project plans) must be reviewed and approved by the County and implemented by the Permittee. • Standards and technical criteria are included in Chapter 9 of this document.
Implementation	<ul style="list-style-type: none"> • No person shall construct any access providing direct movement to or from any county maintained roadway without obtaining approval from the County. • County approval and the appropriate permits necessary for construction shall be issued only in compliance with the policies outlined in this chapter. Under no circumstances shall access be allowed or permitted if it is detrimental to the public health, welfare, and safety. • Vehicular access to or from property adjoining a county roadway shall be provided to the general street system, unless, such access has been acquired by a public authority. Police, fire, ambulance, and other emergency stations shall have a right to direct access to county roadways. Direct access from a development project to the roadway shall be permitted only if the proposed access meets the purpose and requirements of this chapter.

8-01-03 CRITERIA FOR ACCESS ONTO ADAMS COUNTY ROADWAYS

All new access locations in Adams County shall meet the requirements of the Colorado Department of Transportation, the Denver Regional Council of Governments and information presented in this chapter. Refer to Table 8.2, Table 8.3, and Table 8.4 for county access criteria onto major and minor arterials, major and minor collectors, and local streets. Access to State Highways is governed by the State Highway Access Code and the engineer must follow appropriate criteria and standards.

Table 8.2—Criteria for Access onto Major Arterials

Private Direct Access	<ul style="list-style-type: none"> • Shall not be allowed unless a TIS has been submitted and approved (including a signal progression plan). • No direct private access is permitted on County maintained arterial roadways unless the property in question has no other access to the general street system, or when denial of direct access to the major arterial and alternative direct access to another roadway would cause unacceptable traffic operation and safety problems to the overall traffic flow of the general street system. 	
Considerations When Private Access Must be Provided	<ul style="list-style-type: none"> • Such access shall continue only until such time that some other reasonable access to a lower function category street is available and permitted. The Access Permit should specify the future reasonable access location(s), if known, and under what circumstances, what changes will be required. • Shared access between property owner and developments shall be promoted where applicable. 	
	No more than one access shall be provided to an individual parcel or to contiguous parcels under the same ownership unless it can be shown that:	<ul style="list-style-type: none"> • Allowing only one access conflicts with safety regulations (e.g., fire access), or • Additional access would significantly benefit safety and operation of the highway or street and is necessary to the safe and efficient use of the property.
	An access shall be limited to right turns only, unless	<ul style="list-style-type: none"> • It is an approved full movement access intersection, and • Left turns would not create unreasonable congestion or safety problems and lower the level of service, and • Alternatives to the left turns would not cause unacceptable traffic operation and safety problems to the general street system.
Public Direct Access	<ul style="list-style-type: none"> • Where full movement is to be permitted spacing criteria must be met. • Those that do not meet these requirements shall be limited to right turns only, unless they meet the requirements above. • No local streets shall be permitted to intersect minor or major arterials. 	
Spacing and Signalization Criteria	<ul style="list-style-type: none"> • In general terms, full access to major arterials shall be limited to ½ mile intervals ± approximately 200 feet, in order to achieve good speed, capacity, and optimum signal progression. • However, to provide flexibility for both existing and future conditions, an approved signal progression analysis shall be made to properly locate proposed access that may require signalization. The specifics of this analysis are detailed in this chapter. 	

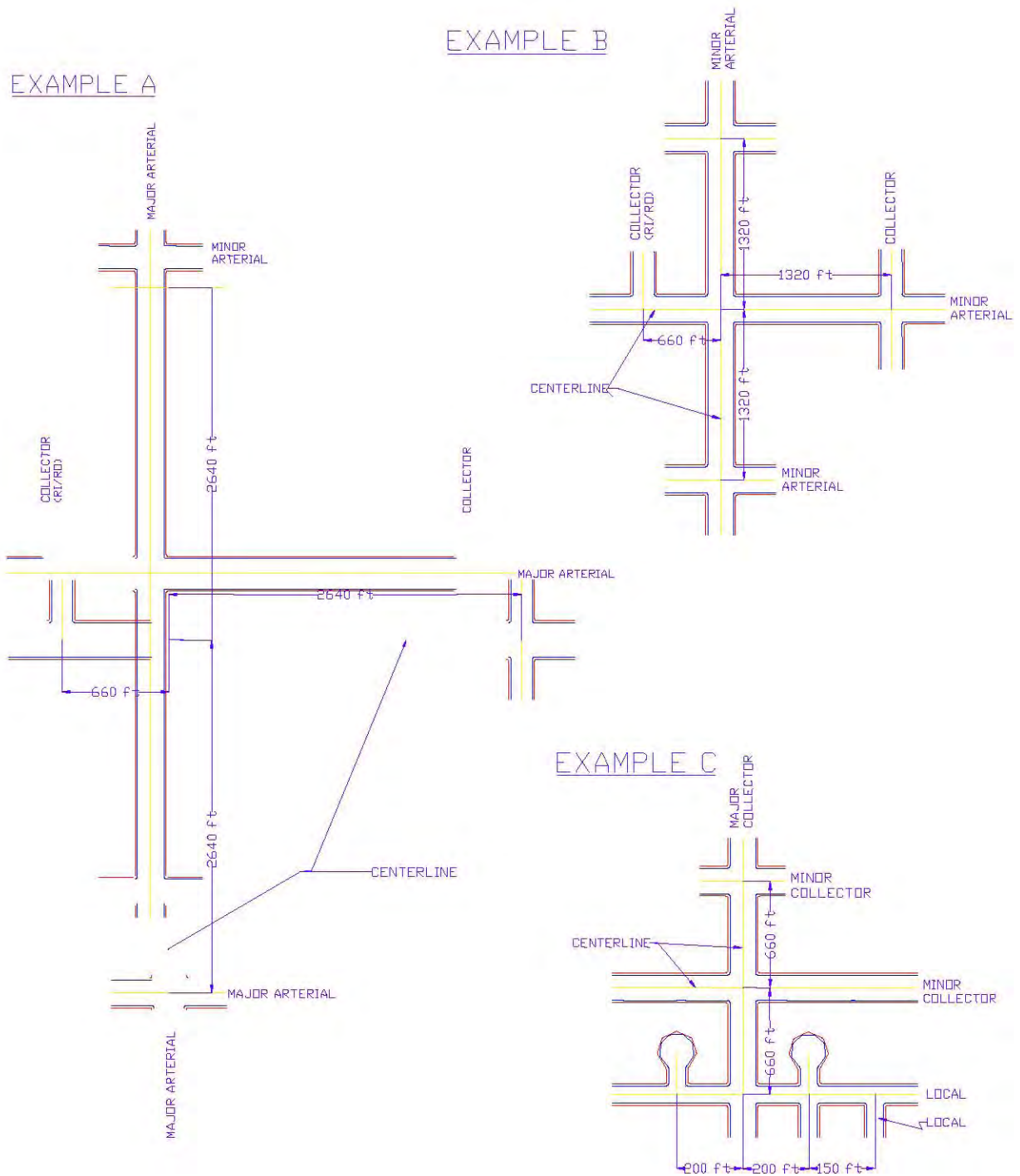
Table 8.3—Criteria for Access onto Minor Arterials

<p>Private Direct Access</p>	<p>Generally, shall not be allowed onto a minor arterial. Private direct access onto a minor arterial may be permitted:</p> <ul style="list-style-type: none"> • If it does not have the potential for signalization. • If it has the potential for signalization, if it meets the signal spacing requirements for intersection public streets stated below and does not interfere with the location, planning, and operation of the general street system and access to nearby properties. • If no more than one access is provided to an individual parcel or to contiguous parcels under the same ownership unless it can be shown that additional access would be beneficial to the safety and operation of the highway and to the safety of public. <p>Access may continue until such time that some other reasonable access to a lower functional category street or highway is available. A traffic circulation plan, and/or street construction plans with phasing should specify under what circumstances the changes will be required. Subdivisions should be designed to provide for alternative access at a future date.</p>
<p>Public Direct Access</p>	<ul style="list-style-type: none"> • Where left turns are to be permitted must meet the signal spacing criteria. • Those that do not meet these requirements shall be limited to right turns only, unless they meet the requirements stated in Table 8.2. • No local streets shall be permitted to intersect minor or major arterials.
<p>Spacing and Signalization Criteria</p>	<ul style="list-style-type: none"> • In general terms, full access to minor arterials shall be limited to one-quarter mile intervals, ± approximately 100 feet, in order to achieve good speed, capacity, and optimum signal progression • In urban areas and developing areas where higher traffic volumes are present, a spacing of one-half mile (± 200 feet for rural highway sections) for all accesses should be maintained. This spacing is desirable to achieve good speed, highway capacity and optimum turning progression. • However, to provide flexibility for both existing and future conditions, an approved signal progression analysis shall be made to properly locate proposed access that may require signalization. The specifics of this analysis are detailed in this chapter.

Table 8.4—Criteria for Access onto Collectors and Local Streets

	Collectors	Local Streets
	Shall be governed by the Curb Opening and Driveway Criteria in Section 8-01-06	
Private Access	<ul style="list-style-type: none"> • Single-family residence and business access to collectors is not permitted unless access to a lower function category street is not available. • Access shall not be provided to an individual or to contiguous parcels under the same ownership unless it can be shown that additional access would not be detrimental the safety and operation of the highway, or allowing only one access would be in conflict with local safety regulations, and the additional access would not be detrimental to public health, safety and welfare. 	Direct access will be provided to each parcel or to contiguous parcels when there will not be any significant safety or operational problems and the spacing meets the access spacing requirements of this policy.
Public Streets	<ul style="list-style-type: none"> • Shall intersect collector not closer than 330 feet (minor collector) and 660 feet (major collector) from each other (centerline to centerline) • The closest street intersection to an arterial shall be 330 feet (minor collector) and 660 feet (major collector) from the arterial (ROW line of arterial to centerline of local street) • On minor collectors with an ultimate projected traffic volume of less than 2500 vpd, intersection spacing may be 250 feet (centerline to centerline) (for first intersection from an arterial; 210' centerline to ROW of arterial). 	<ul style="list-style-type: none"> • Should not intersect local roadways closer than 150 feet from each other (centerline to centerline). • On a local street, the closest intersection to a collector street shall be at least 200 feet (centerline to centerline) • To an arterial street, the closest intersection shall be 200 feet (arterial ROW line to local street centerline) • See Figure 8.1.
Spacing	<ul style="list-style-type: none"> • In urban and developing areas where higher traffic volumes are present or growth is expected in the future, (and for rural highways) access spacing shall be at the 1700-foot intervals. • Spacing of all major intersecting public streets, roads, highways and other major accesses should be on a minimum of 600-foot intervals. 	<ul style="list-style-type: none"> • For those rural highway sections, spacing of all major intersecting public streets, roads, highways and other major accesses should be on a minimum of 300-foot intervals. • Public access in urban growth areas spacing shall be to city specifications and may be less than 300 feet. • Other accesses shall use lot lines for spacing requirements.

Figure 8.1—Intersection Separations



8-01-04 SIGHT DISTANCE

Sight distance for curb openings to private property shall consist of a sight triangle conforming to the requirements of Chapter 7.

8-01-05 NUMBER OF OPENINGS

Refer to Table 8.5 for the number of access points to residential, commercial, and industrial property.

Table 8.5—Number of Access Points

Residential	Single and Multiple-Family Dwellings	Shall be determined by information provided by the owner/developer in the TIS or by comments generated during the County’s review of the development.
Commercial	Less than 150’ of frontage and located mid-block	Limited to one access point per property owner. Shared access among adjacent property owners is strongly encouraged. An exception may be granted where a building is constructed in the middle of a lot and parking is provided for on each side of the building.
	More than 150’ of frontage	A second access point may be allowed where there is sufficient frontage to provide for min. and max. design requirements.*
	Located on a corner	One access to each street may be permitted *
Service Station	Located on a corner	One access to each street may be permitted *
Industrial		Access shall be determined on a case-by-case basis. The county shall consider good traffic engineering practice and the information provided by the applicant in the TIS accompanying the submittal.

* Additional access may not be permitted for roads classified as collectors or arterials

8-01-06 CRITERIA FOR CURB OPENINGS AND DRIVEWAYS

Certain control values for curb openings and driveways require minimum dimensions in some instances and maximum values for other dimensions. The design of curb openings and driveways within the range of these dimensions will provide for good service on the part of the motorist using the driveway while and minimizing the interference to the traffic using the street. By controlling the location and width of

openings or driveways along the street, it will be possible to avoid or eliminate long open stretches where motorists can indiscriminately drive onto the street. The width of opening established in this chapter is based on studies, which indicate the various width openings will accommodate vehicles of maximum size authorized on county streets and roadways. In case of conflict between requirements in the various sections of this chapter, the more restrictive condition will normally apply. Refer to Table 8.7 for general design and planning principles regarding curb openings/driveway width, sight distance, public-improvements, driveway approaches, rural road access from private property, and access to roadways with no curb and gutter, and maintenance.

Refer to Table 8.5 for other general requirements regarding number of curb openings permitted, entrance angle, minimum space between openings, joint entrance, access approaches, parcel of land with direct access, use of an existing access to county ROW changes or change in the use of the property. Refer to Table 8.6 for other minimum driveway criteria.

Table 8.6—Driveway Criteria

Category	Roadway Class	Residential	Multiple Dwelling	Commercial/Industrial
Driveway Throat Width*	Arterial	-	30 feet	35 feet
	Collector	10 feet	24 feet	30 feet
	Local	10 feet	24 feet	24 feet
Minimum Driveway Radius	Arterial	-	15 feet	20 feet
	Collector	-	15 feet	20 feet
	Local	-	15 feet	20 feet
Minimum Centerline Driveway Spacing	Arterial	250 feet	350 feet	500 feet
	Collector	100 feet	200 feet	250 feet
Minimum Driveway Distance From Intersections	Local-Collector Intersection	50 feet	100 feet	150 feet
	Collector-Arterial Intersection	75 feet	150 feet	200 feet
	Arterial-Arterial Intersection	100 feet	200 feet	250 feet

*Variations in driveway width may be granted by the [Director of Public Works](#)/[Director of the Transportation Department](#).

Table 8.7—Principles for Curb Openings and Driveways

Opening or Driveway Width	<ul style="list-style-type: none"> The opening should handle the anticipated traffic volume and character of traffic, as well as being within the limits specified for the type of property development. Total curb opening on a street for access to a commercial or industrial property shall not exceed 40% of the property frontage. The controls established for curb openings and driveways shall apply to existing and new streets.
Sight Distance	<ul style="list-style-type: none"> All openings for driveways shall be located at the point of optimum sight distance along the street. For openings and driveways to commercial establishments and service stations, provide a space reasonably cleared from obstruction to allow drivers entering the property sufficient sight distance for proper and safe movements. Entrance angles for all driveway approaches shall be $90^{\circ} \pm 10^{\circ}$ to the centerline of the street. The profile of a driveway approach and the grading of the adjacent area shall allow a driver in a vehicle located on the driveway outside the traveled portion of the street to see a sufficient distance in both directions to avoid a hazardous traffic situation when entering the street. Within the ROW, maximum grades shall be limited to 8% for single-family residential access. All other access shall be limited to a maximum of 2% grade.
Public Improvements	<ul style="list-style-type: none"> Any adjustments which must be made to utility poles, street light standards, fire hydrants, catch basins or intakes, traffic signs and signals, or other public-improvements or installations which are necessary as the result of the curb openings or driveways shall be accomplished without any cost to the County. Any curb opening or driveway, which has been abandoned, shall be restored by the property owner except where such abandonment has been made at the request of, or for the convenience of the County. The property owner shall perform maintenance for driveways.
Entrance/Exit Driveway Approaches	<ul style="list-style-type: none"> Shall be appropriately signed by, and at the expense of, the property owner. The property owner will be required to provide some means of ensuring that the motorists will use the driveway either as an entrance only or an exit only, but not both.
Access Surfacing	<ul style="list-style-type: none"> Asphalt surfacing of the access shall be required when the roadway is paved. Accesses shall be paved from edge of pavement to the ROW line. Surfacing materials shall be specified according to county standard presented in Chapter 7 and the conditions and future use of the access and abutting roadway.
Rural Road Access from Private Property	<ul style="list-style-type: none"> New driveway accesses from private property to an existing graveled county road shall be required to install a minimum of 6" of compacted Class 6 aggregate base course or equivalent material from the ROW line to the edge of the traveled roadway. The minimum width of the driveway within the ROW shall be as presented in Table 8.2. Based on drainage analysis, a properly sized culvert with flared end sections, shall be required at the established ditch flowline. A sketch plan of the installation must be submitted with the culvert permit application (see Chapter 9 for Storm Drainage design requirements). Culverts are to be installed as necessary for residential and commercial driveways to insure positive drainage is maintained.
Access to Roadways with No Curb and Gutter	<p>Private drive access to local, collector or arterial roadways that have no curb and/or gutter improvements shall be constructed to meet the following requirements:</p> <ul style="list-style-type: none"> Drive shall extend from ROW line to edge of existing driving surface and shall be constructed to meet minimum roadway pavement design. Driveway width shall conform to table 8.6. A properly sized culvert pipe shall be installed at the established roadside ditch flowline beneath the private drive access (see Chapter 9 for Storm Drainage design requirements).
Maintenance	Maintenance of the access and drainage improvements within county ROW shall be the responsibility of the adjacent property owner.

8-01-07 AUXILIARY LANES

Auxiliary lanes, also called speed change lanes, are useful in maintaining the safety, traffic flow and operations of the roadway and access. When auxiliary lanes are required by the County or as warranted by information obtained during the development of the TIS, the applicant is responsible for design, installation, and purchase of right-of-way to accommodate the required lane width.

8-01-08 CRITERIA FOR AUXILIARY LANES

Auxiliary lanes are required as described within each category of roadway in Table 8.8. In addition, auxiliary lanes may also be required where any of the following subsections apply.

1. If necessary for specifically identified and documented safety and operation reasons, a right turn acceleration lane may be required when:
 - a. for any access where a high traffic volume on the highway or using the access and the lack of acceptable gaps in traffic make use of an acceleration lane necessary for vehicles to safely and efficiently enter the highway traffic flow through the use of available short gaps in traffic, or;
 - b. where necessary for public safety and traffic operations based upon site and roadway specific conditions such as horizontal and vertical curves, or
 - c. the posted speed is greater than 40 MPH.
2. If necessary for specifically, identified and documented safety and operation reasons, a left turn acceleration lane may be required when unique location factors such as; highway speed and traffic density, access volume, the volume of commercial trucks, the influence of nearby access, existing highway auxiliary lanes close to the access, nearby traffic control devices, available stopping sight distance, and where other topographic and highway design factors exist that determine the need.
3. For those access locations having a high percentage of trucks using the access, each auxiliary lane may be required to be built to full length and width according to the transition taper length shall extend beyond the full length
4. The auxiliary lanes required in the category design standards may be waived when the 20th year predicted roadway volumes conflicting with the turning vehicle are below the following minimum volume threshold. The right turn deceleration lane may be dropped if the volume in the travel lane is predicated to be below 150 DHV. The left turn deceleration lane may be stopped if the opposing travel lane is predicted to be below 100 DHV. The right turn acceleration lane may be dropped if the adjacent traveled lane is predicted to be below 120 DHV. The left turn acceleration lane may be dropped if the

volume in the inside lane in the direction of travel is predicted to be below 120 DHV.

8-01-08-01 COLLECTORS, MINOR AND PRINCIPAL ARTERIALS

8-01-08-01-01 *FUNCTIONAL CHARACTERISTICS AND CATEGORY ASSIGNMENT CRITERIA*

This shall be assigned only to roadways that are designated as collector and arterial where there is no intended purpose of providing for long distance traffic movements. This category may be assigned for high-speed rural frontage roads. Access needs will take priority over through traffic movements without compromising the public health, welfare, or safety. Providing reasonable and safe access to abutting property is the primary purpose of this access category. At the request of the local authority, the County may in accordance with, assign any frontage or service road to a higher access category when desirable to meet local transportation plans and needs.

8-01-08-01-02 *ACCESS GRANTING CRITERIA INCLUDING CATEGORY RELATED ACCESS LOCATION, OPERATION AND DESIGN STANDARDS*

When application is made, one access shall be granted to each parcel if it does not create a significant safety problem or significantly degrade operation. The access may operate as full-movement unsignalized access unless there is an established restrictive medial, or a safety or operations problems is identified. The location shall also be consistent with current signal progression efficiency and cause no degradation.

Additional access will be granted if the additional access would not knowingly cause a hardship to an adjacent property or interfere with the location, planning, and operation of the general street system, and would be in compliance with Chapter 8 design standards. Additional access will be granted if the size or trip generation potential of the parcel of land requires additional access to maintain good design.

8-01-08-02 AUXILIARY LANE REQUIREMENTS

Auxiliary turn lanes shall be installed on collector and arterial roadways according to the criteria below:

1. A left turn lane with storage length plus taper length is required for any access with a projected peak hour left ingress turning volume greater than **25 vph**. If the posted speed is greater than 40 mph, a deceleration lane and taper is required for any access with a projected peak hour left ingress

turning volume greater than 10 vph. The taper length will be included within the deceleration length.

2. A right turn lane with storage length plus taper length is required for any access with a projected peak hour right ingress turning volume greater than 50 vph. If the posted speed is greater than 40 mph, a right turn deceleration lane with taper is required for any access with a projected peak hour right ingress turning volume greater than 25 vph. The taper length will be included within the deceleration length.
3. A right turn acceleration lane with taper is required for any access with a projected peak hour right turning volume greater than 50 vph when the posted speed on the highway is greater than 40 mph and the highway has only one lane for through traffic in the direction of the right turn. A right turn acceleration lane is not required on multi-lane highways of this category. The taper length will be included within the required acceleration length.
4. A left turn acceleration lane with transition taper may be required if it would be a benefit to the safety and operation of the roadway. A left turn acceleration lane is generally not required where: the posted speed is less than 45 mph, or the intersection is signalized, or the acceleration lane would interfere with the left turn ingress movements to any other access.

Where the end of the frontage road will proceed directly into the property or public way, auxiliary lanes may not be necessary. If the frontage road proceeds into private property, the applicant may be required to provide a cul-de-sac or similar design function that will provide for the safe and convenient u-turns or vehicles within public right-of way.

Minimum spacing between traffic signals shall be necessary for the safe operation, capacity, and proper design of the signal and adjacent accesses. Preference in traffic signal location, timing and operation shall be given to highways and cross streets of a higher access category or function. No traffic signal shall be authorized without the completion of an analysis of traffic signal system operation, design, and safety as well as meeting M.U.T.C.D. signal warrants.

Table 8.8—Roadway Improvements Thresholds

Roadway Type	Right turn lanes	Left turn lanes	Acceleration lanes	Deceleration lanes	Additional Lane	Other improvements
Local Residential	N/A	N/A	N/A	N/A	N/A	Sidewalks. See Chapter 7 for traffic calming techniques that may be required on a case-by-case basis.
Minor Collector	Required when roadway posted speed limit is 40 mph or less; at 25 vph right turn movements	Required when roadway posted speed limit is 40 mph or greater and left turn movements are 25 vph. When posted speed limit is less than 40 mph left turn movements required are 50 vph.	N/A	N/A	Additional lanes are required when trips generated from new development exceed 12,000 vpd. Additional lane constructed from trip generating development to closest intersection	Sidewalks, traffic calming techniques
Major Collector	Required when roadway posted speed limit is 40 mph or less; at 25 vpd right turn movements	Required when roadway posted speed limit is 40 mph or greater and left turn movements are 25 vph. When posted speed limit is less than 40 mph left turn movements required are 50 vph.	N/A	N/A	Additional lanes are required when trips generated from new development exceed 12,000 vpd. Additional lane constructed from trip generating development to closest intersection	Sidewalks, traffic calming techniques
Rural arterial	Required when roadway posted speed limit is 40 mph or less; at 25 vpd right turn movements	Required when roadway posted speed limit is 40 mph or greater and left turn movements are 25 vph. When posted speed limit is less than 40 mph left turn movements required are 50 vph.	Required when peak hour right turning volume greater than 50 vph when posted speed in <40 mph.	Required peak hour right ingress turning volume greater than 25 vph	Additional lanes are required when trips generated from new development exceed 12,000 vpd. Additional lane constructed from trip generating development to closest intersection	

Table 8.8—Roadway Improvements Threshold (continued)

Roadway Type	Right turn lanes	Left turn lanes	Acceleration lanes	Deceleration lanes	Additional Lane	Other improvements
Minor arterial	Required when roadway posted speed limit is 40 mph or less; at 25 vpd right turn movements	Required when roadway posted speed limit is 40 mph or greater and left turn movements are 25 vph. When posted speed limit is less than 40 mph left turn movements required are 50 vph.	Required when peak hour right turning volume greater than 50 vph when posted speed in <40 mph.	Required peak hour right ingress turning volume greater than 25 vph	Additional lanes are required when trips generated from new development exceed 12,000 vpd. Additional lane constructed from trip generating development to closest intersection	Sidewalks, traffic calming techniques
Major/ Principal Arterial	Required when roadway posted speed limit is 40 mph or less; at 25 vpd right turn movements	Required when roadway posted speed limit is 40 mph or greater and left turn movements are 25 vph. When posted speed limit is less than 40 mph left turn movements required are 50 vph.	Required when peak hour right turning volume greater than 50 vph when posted speed in <40 mph.	Required peak hour right ingress turning volume greater than 25 vph	Additional lanes are required when trips generated from new development exceed 12,000 vpd. Additional lane constructed from trip generating development to closest intersection	Sidewalks, traffic calming techniques

In addition to the above chart, auxiliary lanes are required to mitigate specifically identified and documented locations with safety and operation issues. These would include, a) for any access where a high traffic volume on the roadway or using the access and the lack of acceptable gaps in traffic make use of an auxiliary lane necessary for vehicles to safely and efficiently enter or exit the roadway traffic flow through the use of available short gaps in traffic, or b) where necessary for public safety and traffic operations based upon site and roadway specific conditions such as horizontal and vertical curves and other sight obstructions that cannot be removed.

8-01-08-03 DESIGN COMPONENTS

Auxiliary lanes typically consist of one or a combination of a transition taper, full width auxiliary lane and storage length. The use of these components varies based on the type of access, through street classification, and site-specific conditions (grades). The minimum components for auxiliary lane lengths onto major and minor collectors and major and minor arterials are summarized on Table 8.9. The County reserves the right to require additional components should the access create high traffic volumes and/or geometric safety problems.

Table 8.9—Components of Speed Change Lane Length

Through Street Classification	Left Turn Deceleration Lane	Right Turn Deceleration Lane	Acceleration Lane
Minor Collector	Taper + Storage	Taper + Storage	Acceleration Length
Major Collector	Deceleration Length + Taper	Deceleration Length + Taper	Acceleration Length
Minor Arterial	Deceleration Length + Taper	Deceleration Length + Taper	Acceleration Length
Major Arterial	Deceleration Length + Storage + Taper	Deceleration Length + Taper	Acceleration Length

Table 8.10—Warrants for Auxiliary Lanes

Access Category	Left Turn Deceleration Lane	Right Turn Deceleration Lane	Right Turn Acceleration Lane	Left Turn Acceleration Lane
Minor Collector	Needed if volume is > 25 VPH; no deceleration lane, just storage and taper	Needed if volume is > 50 VPH; no deceleration lane, just storage and taper	N/A	N/A
	If posted speed is > 40 MPH, needed if volume is > 10 VPH; deceleration lane needed.	If posted speed is > 40 MPH, needed if volume is 25 VPH; deceleration lane needed.		
Major Collector	Needed if volume is > 25 VPH; no deceleration lane, just storage and taper	Needed if volume is > 50 VPH; no deceleration lane, just storage and taper	Needed if volume is > 50 VPH and posted speed	N/A ²
	If posted speed is > 40 MPH, needed if volume is > 10 VPH; deceleration lane needed.	If posted speed is > 40 MPH, needed if volume is 25 VPH; deceleration lane needed.	is > 40 MPH and road is two-lane.	
Minor Arterial	Needed if volume is > 25 VPH; no deceleration lane, just storage and taper	Needed if volume is > 50 VPH; no deceleration lane, just storage and taper	N/A ¹	N/A
	If posted speed is > 40 MPH, needed if volume is > 10 VPH; deceleration lane needed.	If posted speed is > 40 MPH, needed if volume is 25 VPH; deceleration lane needed.		
Major Arterial	Needed if volume is > 25 VPH; no deceleration lane, just storage and taper	Needed if volume is > 50 VPH; no deceleration lane, just storage and taper	N/A ¹	N/A
	If posted speed is > 40 MPH, needed if volume is > 10 VPH; deceleration lane needed.	If posted speed is > 40 MPH, needed if volume is 25 VPH; deceleration lane needed.		

NOTES: Taper lengths shall be included within the deceleration lengths when applicable.

¹ Applicable if required by County to correct or prevent operational or safety condition.

² Not applicable when speed is < 45 mph, intersection is signalized, or interference would result from installation.

8-01-08-04 DECELERATION AND ACCELERATION DESIGN CRITERIA

To determine the required acceleration and deceleration lane and transition taper length, see design criteria presented in Table 8.11. The length of the required transition taper is determined by multiplying the width of the speed change lane by the transition taper ratio value associated with the posted speed in Table 8.11. The beginning and ending point of all tapers shall be rounded.

Table 8.11—Acceleration/Deceleration Lane Design Criteria

Posted Speed Limit (MPH)	25	30	35	40	45	50	55
Deceleration Length (Feet)	180	250	310	370	435	500	600
Acceleration Length (Feet)	N/A	190	270	380	550	760	960
Transition Taper (Ratio)	7.5:1	8:1	10:1	12:1	13.5:1	15:1	18.5:1
Straight Taper (Ratio)	15:1	15:1	20:1	35:1	45:1	50:1	55:1

It is recommended bay tapers used (asymmetrical reverse curves) for deceleration transition tapers and straight transition tapers be avoided at speeds above 40. Where a vertical cresting, or horizontal curve is present, substituting an immediate bay taper and auxiliary lane striping to reduce drifting of the through vehicles into the deceleration lane. Where horizontal or crest vertical curves exist, the County may require the deceleration transition taper to begin with an immediate asymmetrical reverse curve bay taper of 1/3L then 2/3L with the remaining required transition taper length at full lane width.

Partial tangent transition tapers, symmetrical reverse curve tapers, or asymmetrical reverse curve tapers may be used for transition taper design provided a radius of at least 150 feet is used in curve calculations.

Where it is necessary to establish a left turn lane or median island, or otherwise redirect the vehicles on the traveled way, redirect tapers required for redirecting through travel lanes shall be installed according to Table 8.10. If the use of Table 8.10 would create a horizontal curve design deficiency for the through movement, the horizontal curve shall be corrected in addition to the use of redirect tapers. A redirect taper should normally be a straight taper with the beginning and ending points rounded.

Grade adjustments to be used with the auxiliary lane design criteria presented above are presented in Table 8.12 and Table 8.13. These adjustment factors will either increase or decrease the lengths (for safety) based on the grade of the through street.

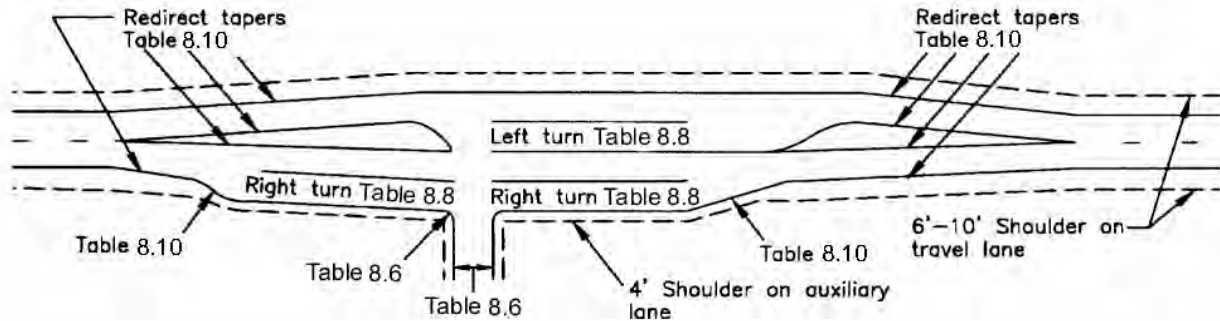
Table 8.12—Grade Adjustments for Acceleration Lanes

Posted Speed Limit (MPH)	25 to 45	50	55
3% to 4.9% Upgrade	1.3	1.4	1.5
5% to 7% Upgrade	1.5	1.8	2.0
3% to 4.9% Downgrade	0.7	0.65	0.65
5% to 7% Downgrade	0.6	0.55	0.55

Table 8.13—Grade Adjustments for Deceleration Lanes

3% to 4.9% Upgrade – 0.9	3% to 4.9% Downgrade – 1.2
5% to 7% Upgrade – 0.8	5% to 7% Downgrade – 1.35

Figure 8.2—Information Guide to Basic Auxiliary Lane Elements



8-01-08-05 STORAGE LENGTHS

The storage length for an auxiliary lane can be determined by the information summarized in Table 8.14. These lengths are based on the average length of a passenger vehicle and the estimated turning vehicles per hour. Estimated lengths for buses, larger trucks and recreational vehicles must be determined and submitted for [countyCounty](#) review.

Table 8.14—Auxiliary Lane Storage Lengths

Turning Vehicles Per Hour	<30	30	60	100
Require Storage Length (Feet)	25	40	50	100

8-01-08-06 ADDITIONAL AUXILIARY LANE DESIGN STANDARDS

The following presents additional standards for auxiliary lane design:

1. No driveway should be permitted within the transition area of any auxiliary lane.
2. In the event a portion of an auxiliary lane extends across one or more adjacent properties, the County may require the applicant to obtain any necessary right-of-way. If unable to obtain the right-of-way, the applicant may request the County’s participation for right-of-way acquisition in accordance with section 5-03-06-01-06.

3. In the event an auxiliary lane is constructed within 100 feet of an arterial-arterial intersection, the applicant is responsible for the design, acquisition of required right-of-way, relocation of utilities, and construction of the lane to such intersection.

8-01-09 BYPASS LANES

Where vehicles are stopped in the through travel lane waiting for a left-turn movement, and right-of-way is not available for construction of a left turn lane, the applicant is responsible to construct a paved bypass lane to mitigate congestion.

8-01-10 UNPERMITTED ACCESS

Any access, driveway, or curb-cut which is constructed within the Public ROW without an construction or right-of way permit being issued by the County shall be subject to a “Stop Work” order and shall be removed immediately. Failure to remove the unpermitted access may result in the removal of said access by the County (the cost for removal shall be charged to the property owner from which the access originates). Failure to obey the “Stop Work” order may result in the prosecution of violators.

8-02 GUIDELINES FOR TRAFFIC IMPACT STUDIES

8-02-01 GENERAL

This chapter contains guidelines for conducting and preparing a Traffic Impact Study (TIS) for submittal to the County. The purpose of a traffic impact study is to assess the short-term and long-term effects of a proposed development project on the transportation system (both local and regional). These guidelines are required to ensure consistent and proper traffic planning and engineering practices when land use actions are being considered within the County. These guidelines provide for a standard process, set of assumptions, set of analytic techniques, and presentation format to be used in the preparation of such traffic impact studies. Project proposals must also maintain the transportation principles and objectives outlined in the County Transportation Plan.

8-02-02 REQUIREMENTS FOR TRAFFIC IMPACT STUDIES

Table 8.15 presents the level of TIS required for several possible activities based on the expected trip generation. As presented in the table, some level of TIS is required for all rezoning, plats, conditional use, building permits, driveway permits or change in use. Specific requirements for each of the three levels of TIS efforts are presented in the appropriate Application Package. The amount of detail required is based on the size of the project and estimated impacts to surrounding circulation systems. The same information is required for all three levels of TIS; it is the intensity (area to include) of the study that varies from one level to the next. For each of the three levels of TIS, the studies are to extend approximately 500 feet (Level 1), ¼-mile (Level 2), and 1-mile (Level 3) outside the project limits. Variations to these study limits must receive prior written approval from the Director of Planning. A request for a waiver from the TIS requirement may only be granted following a preliminary scoping meeting as outlined in Section 8-02-03.

Table 8.15—Traffic Impact Study Requirement

Type of Application	Expected Trip Generation ^b	Level of Traffic Impact Study (TIS)
Rezoning ^a	20-50 vpd	Level 1 TIS
	50-500 vpd	Level 2 TIS
	>500 vpd	Level 3 TIS
Residential Plats	20-50 vpd	Level 1 TIS
	50-250 vpd	Level 2 TIS
	>250 vpd	Level 3 TIS
All Other Plats	20-50 vpd	Level 1 TIS
	50-500 vpd	Level 2 TIS
	>500 vpd	Level 3 TIS
Conditional and Temporary Use ^a	>250 vpd >40 ingress truck trips	Level 3 TIS
Multi-year Buildout Developments	>100 vpd each phase	<ul style="list-style-type: none"> Develop a Master TIS for the original land use Updated during each filing for specific use
Building Permit, or Change-in-use Application ^a	20-50 vpd	Level 1 TIS
	50-500 vpd	Level 2 TIS with Driveway Volume and Capacity Analysis
	>500 vpd	<ul style="list-style-type: none"> Driveway Volume and Capacity Analysis Level 3 TIS

^a A limited or Full TIS may be required if one or more of the following conditions are found:

- Traffic generated from a non-residential development will significantly impact adjacent residential neighborhoods.
- Traffic operational impacts are anticipated including problems with access, left or right turns, signal timing, median openings, or sight distance. In such cases, the TIS will only be required to answer questions related to the specific issues.
- Existing traffic operational problems on adjacent streets are expected to be substantially disrupted by traffic generated by the new development.
- Significant citizen opposition is expected for traffic impact and safety reasons.
- Cases where the internal street or access system is not anticipated to accommodate the expected traffic generations.
- Safety of High Accident Issues
- Significant operational impacts on other modes of transportation.
- Description of 3 levels can be found in Section 8-02-02.

^b Based on ITE Trip Generation Manual. If other data is submitted, applicant will need supporting documentation.

8-02-03 PRELIMINARY SCOPING MEETING

If the criteria determine a Level 2 or Level 3 TIS is required, a preliminary scoping meeting may be held with the County. The purpose of the meeting is to discuss site-

specific information, the project scope and requirements of the TIS. It is the responsibility of the applicant to initiate this meeting as they see fit.

The following topics should be covered during the meeting:

1. Study Area
2. Available traffic and accident data
3. Plans for roadway improvements in the study area
4. Traffic count availability and/or necessary
5. Preliminary traffic distribution and assignment
6. Possible impacted intersections
7. Proposed access and relationship to adjacent properties
8. Preliminary estimates and projected traffic volumes at buildout
9. Phasing plan
10. Need for special analysis
11. Project's relationship to adopted local transportation study/plan and/or regional transportation study/plan.
12. Information from cities in the immediate area and/or the Colorado Department of Transportation.

The ~~county~~County will complete a summary of decisions made at the meeting, which will be a consolidated response from the ~~Department of Planning and Development~~Community and Economic Development Department and the ~~Department of Public Works~~Transportation Department. A copy will be given to the applicant within one week. The response shall include all of the minimum requirements for the traffic study and the County agrees not to expand the scope of the traffic study greater than requested in the initial letter. However, the County reserves the right to make substantive comments during the specified 21-day review and referral period, which may warrant submittal of additional data for the study.

The County may determine, at its sole discretion, that a Traffic Impact Study is not required for the proposed development. The decision to waive this requirement shall be jointly agreed upon by the ~~Department of Planning and Development~~Community and Economic Development Department and the ~~Department of Public Works~~Transportation Department and may be based on some, but not necessarily all of the following issues:

1. Capital Improvement Projects (CIP) in the vicinity of the project;
2. Right-of-way acquisition requirements adjacent to the subject site;
3. Roads currently constructed in the vicinity of the project;
4. Intersections within one mile of the subject site; and

5. Improvements subject to reimbursement to the County or other property owners under a Subdivision Improvement Agreement (SIA).

8-02-04 RESPONSIBILITIES FOR TRAFFIC IMPACT STUDIES

The responsibility for assessing the traffic impacts associated with a proposed land use action resides with the landowner or land development case applicant, with the County serving in a review capacity. The assessment of these impacts shall be within a traffic impact study as specified herein. Level 2 and 3 impact studies shall be prepared under the supervision and sealed by a Registered Professional Engineer in the State of Colorado.

8-02-05 PLANNING HORIZONS AND ROADWAY NETWORK ASSUMPTIONS

Each traffic impact study shall present an analysis of the traffic conditions without and with the proposed project at two planning year horizons: short term and long term. The intent of the first planning horizon is to investigate the immediate impact of the proposed project on the short-term roadway network. The short-term horizon year is defined as five years after occupancy of the project. If the project is proposed to occur over multiple phases, each phase shall be evaluated five years after phase occupancy.

The second planning horizon shall be based on the most current Adams County Transportation Plan 20 to 25-year planning horizon. The intent of the second planning horizon is to evaluate implications of the proposed project on the long-range traffic condition.

The baseline surface transportation network (without the proposed project improvements) assumed for the first planning horizon should reflect existing facilities plus any firmly committed improvements by the County and other developments within the study area. All DRCOG, Adams County Transportation Plan, or other state and/or locally funded “planned” surface transportation facilities within the study area may be included for the baseline assumptions for the long term planning horizon network analysis.

Each planning horizon analysis shall identify the required facilities needed to bring the Level of Service (LOS) of the affected facilities up to the County established standards. If the established standards are currently exceeded, the study needs to identify:

1. What improvements are necessary to reach established standards and what portion of those improvements are caused by the project, and
2. What improvements are needed to mitigate project impacts.

The ultimate network will identify the on-site roadways, site-adjacent improvements, and the potential off-site improvements required and proposed by the project.

8-02-06 TIS REPORT REQUIREMENTS

The information contained in this section outlines the highest level of detail required for all traffic impact studies submitted to the County for review and approval (see Application Package for specific requirements). Maps required in individual sections shall be placed in the TIS as well. The TIS report shall be typed and bound. It shall contain a table of contents and lists of figures and tables.

8-02-06-01 SUMMARY

The Summary section shall be prepared utilizing the “Summary of Traffic Impact” sheets included with this section (see end of chapter). Additional maps and tables may be required to provide clarity to individual sections of the report. The Summary shall be provided as a condensed, stand alone document. It is incumbent on the applicant that all of the required data and information clearly identified in the appropriate sections of the report be produced. The information contained in the TIS and associated Appendices are accurate and complete prior to submitting it to the County.

8-02-06-01-01 *PROJECT OVERVIEW*

This section will provide answers to the question of why a traffic analysis is required for the proposed project, and describe the approval request. The overview section shall also contain a discussion of the horizon years and findings/recommendations.

8-02-06-01-02 *SITE LOCATION AND STUDY AREA BOUNDARIES*

A vicinity map will be provided illustrating the site, study area, and the surrounding transportation network. A brief description of the location of the site within the County and the region shall be included.

The limits of the study area should be based on the size and extent of the proposed development, and an understanding of existing and future land use and traffic conditions at and around the site. The reasons for selecting the study area will be described in sufficient detail so that the reviewer can understand the reasoning.

At a minimum, the study area shall contain:

1. Adjacent streets,
2. Nearest arterial/arterial intersection(s),

3. Site driveways,
4. Internal roads,
5. All major signalized or potentially future signalized intersections, either current or future years, where:
 - a. The project contributes a 5 percent impact (during either the a.m. or p.m. peak hour) to any approach leg of the intersection where the intersection is operating at an acceptable level of service, or
 - b. The project contributes a 2 percent impact (during either the a.m. or p.m. peak hour) to any approach leg of the intersection where the intersection is operating at an unacceptable level of service.

8-02-06-01-03 ***DESCRIPTION OF SITE***

A brief description of the site shall be provided and include, as a minimum, a description of its size, general terrain features, existing zoning and use, and proposed zoning and use.

A map shall be included showing buildout conditions of the subject property including the following:

1. The site street system,
2. Roadway classifications,
3. Number of travel lanes,
4. Street width,
5. Existing and proposed ROW dimensions,
6. Existing and proposed driveways and accesses (with turning movements), and
7. Map of curb, gutter and sidewalk (available existing and proposed).

Similar information for adjacent property shall be provided as well, if available, on the same map. The data presented in this TIS report shall be identical in every respect to the site plan submitted for development approval.

For situations where a site plan does not exist, a prototypical site roadway and access system should be assumed for purposes of the study. Subsequent update will be necessary when a site plan becomes available.

8-02-06-01-04 ***EXISTING AND PROPOSED USES IN VICINITY OF SITE***

The identification of existing and anticipated land uses in the general vicinity of the site must be performed in order to understand other influences to area traffic patterns. Specific attention should be paid to property adjacent to the site and any undeveloped land in the study area. A map shall be prepared for

the project vicinity that graphically depicts the location of approved or proposed developments. Projects within the study area but in other jurisdictions shall also be identified on the map and documented. Proposed projects, which may impact adjacent jurisdictions, will be referred to those jurisdictions for consideration.

8-02-06-01-05 *EXISTING AND COMMITTED TRANSPORTATION NETWORK*

A map showing the “planned” transportation network for the short term and long term planning horizons must be prepared and submitted for review. Committed/funded improvements by the County and previously approved developments shall be identified for the short and long term horizon years. Source of funds shall also be identified.

The long term improvements shall be those documented in the Adams County Transportation Plan and any other long term improvements adopted through special studies sponsored by the County.

The improvements (at either planning year) of other local jurisdictions, agencies, and developments within the study area shall be identified. The nature of their improvement projects, their extent, implementation schedule, funding source, and responsible party shall be identified.

8-02-06-02 *EXISTING TRAFFIC CONDITIONS*

A description and plan of the existing traffic conditions within the study area shall be prepared, which presents a minimum of three hours each of a.m. and p.m. peak and daily traffic volumes. These volumes shall be no more than two years old. If the project is in a high growth area they shall be less than one year. The source of existing traffic volume information should be explicitly stated (CDOT counts, new counts developed for the project, ~~county~~County counts, etc.) Summaries of current traffic counts shall be included in the appendix. A map of the existing roadway network shall be prepared that presents lane geometrics, traffic control, existing access, speed limits, and any other notable features.

Existing a.m. and p.m. peak hour intersection levels of service shall be determined for signalized and unsignalized intersections within the study area based on procedures described in the latest edition of the Highway Capacity Manual. The existing arterials shall also be analyzed based on a daily volume/capacity ratio analysis where the threshold capacities are defined by arterial designation per Table 8.16. Volume/capacity ratios which exceed 1.00 shall be identified. It should be noted these are general thresholds for planning purposes only, and a supplementary peak hour analysis should be considered. These daily volume/capacity ratios shall be recorded on the existing volume map.

Table 8.16—Threshold Capacity

Facility Type	Lanes	A.D.T Threshold Capacity
Local-Residential	2	1,500
Local-Commercial/Industrial	2	2,500
Minor Collector	2	12,000
Major Collector	4	24,000
Minor Arterial	4	32,000
Major Arterial	4 min.	48,000

8-02-06-03 FUTURE TRAFFIC CONDITIONS WITHOUT PROPOSED DEVELOPMENT

Long term a.m. and p.m. peak hour planning horizon traffic forecasts shall be based on the most recent Transportation Plan traffic forecasts. Long term peak hour estimates shall be provided in sufficient detail to understand the recommended forecasts. It should be noted the forecasts are based on future year population and employment projections, which reflect a regional perspective on growth and development. The applicant and consultant shall investigate those land use assumptions as they apply to their project study area and make forecast adjustments as necessary.

A short and long term planning horizon traffic forecast shall be prepared for the project. The short term planning horizon is five years after project occupancy. The short term planning horizon traffic forecast shall be the sum of existing traffic volumes plus cumulative development traffic plus ambient growth. The short term planning horizon traffic forecasts should also include cumulative development traffic from other jurisdictions within the study area. The short term planning horizon year ambient growth rate traffic forecasts shall be based on:

1. Proportion between existing traffic volumes and buildout regional model forecasts,
2. Extrapolation from historical traffic counts to current counts, and/or
3. Planning analysis which considers trends in the areas circulation system through either a proportion or extrapolation estimate.

Whatever method is used to develop the annual growth rate for determining ambient traffic, it is important the method be documented with sufficient detail to replicate the findings.

The map of the committed and funded improvements (for each planning horizon) as required shall be used as a base for determining short term and long term planning horizon levels of service. The identification of improvements that would mitigate unacceptable levels of service under the traffic conditions (without the proposed project) must be developed. In addition to what improvements are

needed, it is also important to identify when these improvements are needed. The time when improvements are necessary could be defined by when a traffic threshold is reached, or by year.

8-02-06-04 PROPOSED PROJECT TRAFFIC

Project traffic will be developed based on the traditional trip generation, distribution, and assignment process described as follows.

8-02-06-04-01 *TRIP GENERATION*

A completed “Traffic Generation Summary Sheet” (Table 8.17), listing each type of land use within the site at build-out, the size involved, the average trip generation rates used (total daily traffic and a.m./p.m. peaks), and the resultant total trips generated shall be submitted as part of the project TIS. Build-out land uses and generation shall be for both the short term and long term planning horizons. If, however, the land use action is of a type that build-out in the short-term is not feasible due to the size of development, interim phases, such as 2-year increments, shall be developed.

Table 8.17—Traffic Generation Summary Sheet

LAND USE		UNIT TYPE	TRIP GENERATION RATES (per unit)					TOTAL TRIPS GENERATED				
Type	Size		24 hr	AM Peak Hour		PM Peak Hour		24 hr	AM Peak Hour		PM Peak Hour	
				Enter	Exit	Enter	Exit		Enter	Exit	Enter	Exit

Trip generation should be calculated from the latest data contained within the Institute of Transportation Engineers' Trip Generation report or other industry publications such as the ITE Journal. Data limitations, data age, choice of peak hour or adjacent street traffic, choice of independent variable and choice of average rate versus statistical significant modification shall be presented and discussed. In the event data is not available for a proposed land use, a local trip generation study following procedures prescribed in the ITE Trip Generation manual must be completed to provide sufficient justification for the proposed generation rate. This rate must be acceptable to the County.

8-02-06-04-02

ADJUSTMENTS TO TRIP GENERATION RATES

After first generating trips at full ITE rates, trip-making reduction factors may be used. These factors fall into two categories: those which reassign some portion of generated trips to the background stream of traffic, and those which “remove” or “move” generated trips. In all cases, the underlying assumptions of the ITE Trip Generation rates must be recognized and considered before any reductions are claimed.

The first category is when trips to the proposed development currently exist as part of the background traffic stream, referred to as a passby trip. Passby percentages identified in the ITE Trip Generation manual or other industry publications may be used.

This traffic must continue to be assigned to site driveways and access points, but is not additive to the background stream of traffic. A technical appendix that illustrates the redirection of passby trips is recommended.

The second category for adjustments is for internal site trips, transit use, and TDM (transportation demand management) actions. In general, reductions are not recommended. However, if reductions are claimed, analytic support to show how the figures were derived must be provided. Optimistic assumptions regarding transit use and TDM actions will not be acceptable unless accompanied by specific implementation proposals that will become a condition of approval. Such implementation proposals must have a reasonable expectation of realization within a 5-year period after project initiation.

8-02-06-04-03

TRIP GENERATION BUDGET

Major concerns arise when the TIS identifies a trip generation rate less than what ultimately is experienced once the development is built and occupied. The impacts on the community due to underestimating these trip generations may become great. It is recognized the trip generation process is ultimately dependent on a number of market and social factors; however, it is imperative the TIS be sufficiently conservative to account for full impact of the proposed development.

To assure the public and the County the traffic impact analysis adequately addresses the full impact of the development, the trip generation of the proposed development will establish the maximum amount of trips permitted from the development. If a future traffic impact is experienced which was not addressed in the traffic study, and determined a part to a project's trip generation exceeding the trip generation assumed in the traffic study, the County may require the development to either 1) make additional improvements to reduce the project traffic volumes to the amount estimated in the traffic study, or 2) provide for additional mitigations to the project traffic. This requirement will become a condition of all development approvals requiring a traffic study.

Two specific situations will be closely reviewed. The first is when the traffic study assumes rates where the collection of mixed uses, such as at a shopping center, result in lower peak hour trips than when applying individual rates to each land use. The second is when reductions in the trip generation rates are assumed based on reductions due to travel demand management.

If the trip budget is reached prior to full occupancy, the County reserves the right to request supplemental traffic analyses and/or additional mitigations prior to granting full occupancy permits. If the project is fully occupied and it is determined the development traffic exceeds that which was included in the traffic study, then the property owner may be requested to conduct additional traffic analysis and provide additional mitigation.

8-02-06-04-04 ***TRIP DISTRIBUTION***

Trip distribution may be based on the County and/or DRCOG traffic forecasts, market analysis, existing traffic flows, applied census data, and professional judgment. Regardless of the estimates, the procedures and logic for estimating the trip distributions must be well documented. The trip distribution patterns must be presented for each phase if changes in roadway network, access or land uses are proposed. The distribution percentages shall be noted on the Summary of Traffic Impacts sheet.

8-02-06-04-05 ***PROJECT TRIP ASSIGNMENT***

This section shall present the forecast project traffic assignment based on the project's trip generation estimates and project trip distribution. The traffic forecasts shall be graphically presented and include: a.m. peak hour, p.m. peak hour, and total daily site-generated traffic. If trip generation is different for the short term and long term planning horizons, both should be shown on separate graphics. "Pass-by" traffic should be included at driveways and access points.

8-02-06-05 FUTURE TRAFFIC FORECASTS WITH THE PROPOSED DEVELOPMENT

A graphical summary of the short term and long term horizon year traffic plus the proposed project traffic for the four hours of a.m. peak, four hours of p.m. peak, and daily conditions shall be completed. These volumes shall include turn movements at the key intersections. The base map for this exhibit shall reflect the respective transportation network by planning horizons.

8-02-06-06 PROJECT IMPACTS

The key elements of the project impact analysis include:

1. Generalized daily traffic volume level of service
2. A peak hour intersection level of service
3. The appropriateness of access locations and the need for future traffic signals
4. Turn lane storage requirements
5. Sight distance
6. Appropriateness of acceleration or deceleration lanes

The requirements for these six evaluations are as follows.

8-02-06-06-01 GENERALIZED DAILY TRAFFIC VOLUME LEVEL OF SERVICE

Using the daily traffic volumes forecast and general daily level of service thresholds, a general evaluation should be made of the arterial street system for the short term and long term horizon years. Incremental differences attributable to the land use action should be identified. A map showing generalized levels of service should be presented for each design year.

8-02-06-06-02 PEAK HOUR INTERSECTION LEVEL OF SERVICE

An a.m. and p.m. peak hour intersection level of service analysis shall be conducted for each intersection, based on procedures specified in the most recent release of the Highway Capacity Manual. All level of service analysis worksheets shall be included in the Appendix.

The principal objective of the intersection level of service traffic impact analysis is to identify whether the traffic from the proposed project when added to the existing plus short and long term planning horizon traffic will result in a significant impact and an unacceptable level of service. For definitional purposes, the threshold for acceptable level of service is C during off-peak hours and not less than level of service D for peak hours.

Significance is defined as: 1) when the added project traffic causes the level of service to exceed the established threshold, or 2) when the short term or long term horizon year traffic without the project exceeds the established threshold, and the project traffic causes a 2% increase in the volume/capacity ratio or delay.

8-02-06-06-03 *TRAFFIC SIGNALS AND ACCESS LOCATIONS*

The appropriateness of the project’s access locations and type must be established. For full-access locations, a signal warrant analysis based on the Manual on Uniform Traffic Control Devices must be conducted for each design year. Traffic signals specifically warranted by the land use action shall be identified.

The acceptability of the signal locations must be demonstrated through a signal progression (time-space) analysis. The analysis shall consider any existing access or intersection or a possible future signal location along the arterial for a distance of at least one mile in each direction of the proposed signal. A cycle length of between 80 and 120 seconds should be selected and agreed to by **countyCounty** staff. A travel speed of 45 mph on majors and 35 mph on minors, unless the existing posted speed limit is less, must be used. A major arterial bandwidth of 50% and a minor arterial bandwidth of 40% are considered desirable, and must be used where existing conditions allow. Where intersections or other accesses have no signals presently, but are expected to have signals, a 60% mainline, 40% cross street cycle split should be assumed. Where more detailed information is available from turning movement projections, other split assumptions may be made.

Any access that would reduce the desirable bandwidth if a traffic signal were installed shall be identified. In general terms, access should remain unsignalized and have turning movements limited by driveway design or median islands, unless the impacts to traffic operation and safety are made even worse by doing so. The implications of the land use action upon the adequacy of the signal locations for each design year shall be provided. Distances between signalized intersections (centerline) shall be indicated. Signal progression worksheets (time-space diagrams) shall be included in the Appendix.

8-02-06-06-04 *TURN LANE STORAGE REQUIREMENTS*

Turn lane storage needs shall be identified for the “necessary” situation, based on projected turning volumes and AASHTO analytic techniques. Appropriate documentation of the calculations must be provided.

8-02-06-06-05 *SIGHT DISTANCE*

The identification of project sight distance at the project entrances and all internal streets shall be conducted. Line of sight triangles for determining sight distances and landscape restrictions shall be prepared and submitted in accordance with information presented in Chapter 7.

8-02-06-06-06 *ACCELERATION OR DECELERATION LANES*

All proposed project entrances on arterials shall be evaluated as to whether they require acceleration lanes or deceleration lanes per the most recent release of the Colorado Department of Transportation State Highway Access Code.

8-02-06-07 *SPECIAL ANALYSIS/ISSUES*

This section provides the County with opportunities to request specific focused traffic analyses relevant to the proposed development. These could include access control, access spacing, accident/safety concerns, cut through traffic and residential quality of life, truck estimates and pavement design, accident statistics, pedestrian safety, safe routes to schools, emergency routes, etc. This section would also contain environmental and regional air quality conformity analysis as necessary.

8-02-06-08 *MITIGATION MEASURES/RECOMMENDATIONS*

This section shall describe the location, nature, and extent of all transportation improvements the applicant recommends to yield reasonable operating conditions in each horizon year with the land use action approved as requested. For this discussion, the following terms apply:

1. Planned - Improvements planned having committed funding, including those identified in short term capital improvement programs by ~~county~~County, district, or other agency.
2. Background Committed - Improvements committed to by previously approved development.
3. Applicant Committed - There are two conditions where improvements need to be identified:
 - a. When existing plus cumulative traffic with planned and background improvements exceed established levels of service, the applicant shall identify mitigation to offset project impacts.
 - b. When existing plus cumulative traffic with planned and background improvements do not exceed established levels of service, the

applicant shall identify mitigation to achieve established levels of service.

4. Necessary - Improvements required to mitigate background plus applicant traffic to established levels of service, regardless of project contribution.

The reason “necessary” improvements must be explored is often the “background committed” or “planned” improvements plus the improvements the applicant typically understands and commits to are not adequate to provide the established level of service. In addition, the assurance all-practical solutions have been considered when developing the list of “necessary” improvements, so the resulting operating conditions are made to approach the established level of service must be performed.

For purposes of identifying improvement possibilities (either by the applicant or by the County or state) “necessary” to yield an acceptable level of service, the cost of the improvements shall not be considered a limiting constraint within the context of the traffic impact study. However, the goal of the evaluation is to identify cost-effective solutions that yield a reasonable level of service. Extremely high-cost solutions may not be cost-effective, but it is important to at least identify solutions so decision-makers are cognizant of existing options.

Table 8.19, “Recommended Improvements Summary Sheet,” is a summary sheet of recommendations being proposed for the subject project. One sheet may be used for both design years if all the improvements can be conveniently described thereon. If not, one or more sheets should be completed for each design year.

All recommended improvements should be identified on the Summary Sheet, including “planned,” “background committed,” “applicant committed,” and “necessary.” Each project should be briefly described as to its location, the type of project, flow line and right-of-way needs (for roadways), signal or turn lane improvements (for intersections), and, at a sketch planning level, cost of the improvement. Also, commitment to the improvement should be identified, either by local governments, districts, or by the applicant himself (this may include both the “applicant committed” and “necessary” projects). Identification of a project as “not currently committed” may be an appropriate description for many needed projects, including some of those that are “planned.” However, the goal of the recommendations should be to identify a firm program of improvements that will support the proposed land use action and background traffic in each design year.

It is further required all geometric improvements such as pavement markings, signs, adding through or turn lanes, adding project access and assorted turn lanes, acceleration lanes, and changes in medians, shall be presented in a schematic scaled drawing, preferably on a current aerial map. Sufficient dimensions shall be identified to facilitate review. Right-of-way needs shall also be identified on the plan.

8-02-07 REQUIREMENTS FOR UPDATING EXISTING TRAFFIC IMPACT STUDIES

The following are three (3) scenarios that will require the preparation of an update (or amendment) to a previous study, or the preparation of an entirely new study which meets these guidelines.

1. When time or circumstances of the original study fall within the parameters presented in Table 8.18, the applicant shall prepare the appropriate documentation according to the following specific requirements.

Table 8.18—Requirements for Updating an Existing TIS

	Changes to the Original Proposed Development	
Original Report Is	Access Changed* <u>or</u> Trip Generation Increased by 15%	Access Not Changed <u>and</u> Trip Generation Increased by 15%
< 2 Years Old	Letter Amendment Required: Identify and discuss only items that changed.	Letter Documenting Change (No other reports required)
> 2 Years Old	New Study	Letter Amendment Required: <ul style="list-style-type: none"> • New local ground counts. • New Trip Generation • New LOS Analysis • Meet all current requirements of this TIS Guideline

*Changed access includes proposed new access or refinement of general access locations not specifically addressed in original proposed development.

2. When the original study was prepared for a large, complex, or phased project and was designed, organized, and written to function as a "base" or master plan document for future development applications, it must include updates to the master plan study. (These types of studies require special arrangements with the County prior to their preparation.)
3. Where a traffic impact study was never prepared and the site fails to continue meet the conditions of a waiver, a new study is required.

Table 8.19—Recommended Improvements Summary Sheet

Roadway Improvements			
Street	Location	Improvement Description ¹	Commitment Identification ²

Intersection Improvements			
Street	Location	Improvement Description ³	Commitment Identification ²

¹Describe improvement type, number of lanes, functional classification, flowline and R.O.W. needs, and planning level cost

²Describe project implementation requirements and identify project sponsor and type of funding. (i.e., explain whether the improvement is to be funded by the developer, improvement district, or other source.

³Describe improvement type and identify planning level cost.

CHAPTER 9—STORM DRAINAGE DESIGN AND STORMWATER QUALITY REGULATIONS

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Chapter 9—STORM DRAINAGE DESIGN AND STORMWATER QUALITY REGULATIONS

This chapter presents the storm drainage and erosion control design and technical criteria for the analysis and preparation of project plans for storm drainage facilities. Applications for various types of land use applications such as subdivision plats, conditional use permits that include development, phased multi-year build outs, and commercial/industrial building permits submitted for county approval will require some form of storm drainage system analysis and appropriate drainage system design. The following information should be viewed as minimum requirements. Changes to these standards must receive prior written approval from the County.

9-01 STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA

9-01-01 GENERAL

The County has adopted the following design standards, criteria, and policies for all storm drainage management and should be used in the design and analysis of all storm drainage facilities. The County reserves the right to issue and enforce more stringent criteria should adverse conditions exist. Also, occasions may arise where the minimum standards presented within this chapter are either inappropriate or cannot be justified economically. In these special cases, the County may issue administrative relief. All designs that vary from the standards and criteria presented in this chapter, shall obtain approval from the ~~Director of Public Works~~[Director of the Transportation Department](#) prior to completing construction plans and/or analysis reports.

The provisions for adequate drainage are necessary to preserve and promote the general health, welfare, and economic well being of the region. Drainage is a regional feature that affects all governmental jurisdictions and all parcels of property. When planning drainage facilities, the following policies and criteria are to be used in directing your effort.

Standards and technical criteria not specifically addressed in this Section shall follow the provisions of the Urban Drainage and Flood Control District (UDFCD) “Urban Storm Drainage Criteria Manual” (Manual, or referred to as Volume 1, 2, or 3). In addition, the engineer should refer to the Colorado Department of Transportation Standard Plans for additional design details not covered in this Section.

9-01-02 REQUIRED DESIGN SUBMITTALS

Drainage Plans submitted to the County for review shall contain a detailed hydrologic analysis and comprehensive drainage design in accordance with these criteria and other applicable standards (local, state, and federal). Prior to receiving approval, the final Drainage Plans must be sealed and signed by a Colorado Registered Professional

Engineer who has extensive knowledge of the project being submitted for review. Drawings submitted without being signed and sealed by a party not responsible for the work WILL NOT be reviewed.

All preliminary and final drainage plans and reports shall include certification statements regarding engineered plans and construction. Copies of these certification statements are included in the appendices of these regulations.

Table 9.1 presents the minimum level of storm drainage study to be prepared and submitted to the County for approval. Based on the application and size of the project being submitted, the level of analysis and design detail required varies and can be determined by the checklist (see appendix) in the application package and/or by contacting the County. All required information is to be submitted for county review prior to receiving an approved application or permit. Applicants are encouraged to prepare the required submittals with as much detail as possible to minimize possible confusion and cut down on overall processing time. Should there be questions regarding the required submittals, please contact the ~~Department of Public Works~~ [Transportation Department](#).

Table 9.1—Level of Storm Drainage Study

Type of Application	Expected Increase in Impervious Area	Level of Storm Drainage Study (SDS) & Plan
Commercial/Industrial Building Permits, Apartment/Condominium/Town home Complexes	3,000-10,000 square feet	Level 2 – SDS
	>10,000 square feet	Level 3 – SDS
Residential Plats and/or Planned Unit Developments	500-3,000 square feet	Level 1 – SDS
	3,000-10,000 square feet	Level 2 – SDS
	>10,000 square feet	Level 3 – SDS
All Other Plats and/or Planned Unit Developments	3,000-10,000 square feet	Level 2 – SDS
	>10,000 square feet	Level 3 – SDS
Multi-year build out developments	N/A	Develop a Master SDS for the full build out and updated prior to each filing.
Change-in-materials Application	500-3,000 square feet	Level 1 – SDS
	3,000-10,000 square feet	Level 2 – SDS
	>10,000 square feet	Level 3 – SDS

The ~~Director of Public Works~~ Director of the Transportation Department may impose an SDS (also referred to as a grading and drainage plan) for any type of application if it is determined the new drainage will have significant impacts on adjacent properties.

The ~~Director of Public Works~~ Director of the Transportation Department may grant administrative relief from the criteria, if in the Director’s judgment the nature of the work applied for meets the intent of these standards and specifications. Such relief shall be based upon technical justification, sealed by a Colorado registered professional engineer, submitted with the SDS.

9-01-03 POLICIES

9-01-03-01 SPACE PLANNING

Stormwater management facilities serve conveyance, quality and storage functions for stormwater. When a channel is planned as a conveyance feature, an outlet as well as downstream storage structure is required. Therefore, during the review process and prior to approval, the County will require the submission of all appropriate information to insure:

- Adequate space is properly allocated for drainage facilities,

- There are no conflicts with other land uses that result in downstream water damage or impairment of runoff from upstream properties,
- There is no impairment with the functionality of other urban systems.

9-01-03-02 MULTI-USE RESOURCE

Stormwater runoff is an urban resource and potentially has many beneficial uses. However, runoff is a limited resource, quality aspects of the water become important and should be planned for in the design of storm drainage management facilities. Therefore, during the review process and prior to approval, the County will encourage stormwater runoff to be considered as a multi-use resource and require a reflection of this philosophy in all submitted design.

9-01-03-03 WATER RIGHTS

The Developer is responsible to ensure that water rights are not impacted as a result of a proposed project.

9-01-03-04 IRRIGATION DITCH CROSSINGS

Various privately owned irrigation ditches and canals traverse the County. It is the policy of the County that irrigation ditches are not acceptable as drainage recipients or as part of a drainage plan. However, they may be considered under special circumstances when all other options do not provide a solution. Any development which proposes the use of these facilities for surface drainage or makes any modifications to the existing topography which alters and/or affects drainage patterns to the ditch, must receive written approval from the appropriate ditch owner prior to submitting said project application to the County.

9-01-03-05 JURISDICTIONAL BOUNDARIES

Since drainage considerations and problems are regional in nature, and do not respect jurisdictional boundaries, the County will emphasize regional cooperation in all submitted designs.

9-01-03-06 BASIN TRANSFER

Colorado drainage law recognizes the difficulties of transferring the burden of managing storm drainage from one location or property to another. Liability questions may also arise when the historic drainage is altered. Therefore, during the review process and prior to approval, the County will discourage the diversion of storm runoff from one basin to another unless specific and/or prudent reasons justify such a transfer. In such cases the proponent will need to demonstrate and

provide facilities to insure no increase in flood damage potential from any level of runoff event.

9-01-03-07 MASTER PLANNING

As previously stated, drainage boundaries are non-jurisdictional and regional cooperation is required to receive approval for all new development or re-development projects. Therefore, the County has and will continue to participate in future regional master plans to define the major drainageway facilities. However, an outcome of this participation is that potential fees may be imposed to cover the cost of master plan preparation in unplanned basins being proposed for new development and/or redevelopment. Whenever a master plan exists in which the County took part to develop, its recommendations shall be followed to the maximum extent possible.

9-01-03-08 PUBLIC IMPROVEMENTS

During the review process and prior to approval, the County may require new development and/or redevelopment projects participate in public improvements proposed in developed drainage reports and construction plans, and master plans for both local drainage systems (i.e., curb and gutter, inlets and storm sewers, culverts, bridges, swales, ditches, channels, detention areas, and other drainage facilities within the development) and major drainageway systems (i.e., channels, storm sewers, bridges, detention areas, and other facilities serving more than the subdivision or property in question).

9-01-03-09 FLOODPLAIN MANAGEMENT

As part of its zoning resolutions, the County has adopted floodplain regulations necessary to preserve and promote the general health, welfare, and economic well being of the region. The general purposes of floodplain regulations are summarized as follows:

1. To reduce the hazard of floods to life and property;
2. To protect and preserve hydraulic characteristics of watercourses used for conveyance of floodwaters;
3. To protect the public from the extraordinary financial expenditures for flood control and relief; and
4. To promote the multipurpose resource concept, previously outlined, with the intent to provide and preserve quality open space, trails, and tree lines.

These regulations are presented in Chapter 3 of this document. It is the responsibility of the designer to comply with the most current zoning and floodplain regulations.

9-01-03-10 RETENTION

In those areas of the county where no outlet presently exists for positive drainage to a major drainage system, the County will require retention of the runoff from a 24-hour, 100-year storm event plus one foot of freeboard until such connection becomes available. Should the retention pond be confined behind an embankment, suitable protection from damage due to overtopping shall be provided. In addition, no parking lot retention shall be permitted.

The Developer shall be responsible for mitigating all impacts to water rights as a result of flood control retention.

9-01-03-11 STORM RUNOFF DETENTION

The County considers storm runoff detention to be a viable method for reducing overall (construction and maintenance) urban drainage degradation. Temporarily detaining a few acre-feet of runoff can significantly reduce downstream flood hazards as well as pipe and channel requirements in urban areas. In addition, the storage of runoff provides for sediment and debris collection, which enhances downstream water quality. However, all benefits can only be obtained through consistent administration of detention and water quality policies. Therefore, during the review process and prior to approval, the County will require all new development and/or redevelopment projects include some form of onsite detention and water quality treatment. The minimum capacity and maximum release rates for the 5-year and 100-year recurrence interval storms will be determined by procedures and criteria presented in this chapter.

The County discourages the use of parking lots as detention structures.

The treatment of stormwater quality from surface runoff is required in regulations by federal and state agencies. Developers shall calculate the Water Quality Capture Volume as set forth in Volume 3, Chapter 3, Section 3, “Calculation of the Water Quality Capture Volume” of the Urban Drainage Manual, as revised.

9-01-03-12 POST-CONSTRUCTION STORMWATER BMPS

In accordance with Adams County’s Municipal Separate Storm Sewer (MS4) Permit under the Post-Construction Runoff Minimum Control Measure Adams County is mandated to require that development/redevelopment that disturbs one acre or greater shall implement an allowed form of permanent stormwater quality BMP to treat and improve the quality of stormwater that leaves a site. Refer to Section 9-07-02 for allowable post-construction BMPs.

9-01-04 STORM SEWER OPERATIONS AND MAINTENANCE

Key issues in the long-term performance of all storm drainage systems are the proper operations and continued maintenance of the facility (i.e. debris and sediment removal). In order to ensure proper system operations and maintenance of private infrastructure, the County may perform periodic inspections of all critical storage facilities and conveyance structures.

Refer to section [9-07-039-08-04](#) Operations and Maintenance of Permanent BMPs for maintenance requirements of post-construction BMPs.

9-01-05 STORM DESIGN CRITERIA

In addition to land use, all drainage systems being designed within the county shall take into account both the minor (5 to 10-year) and the major (100-year) storm. The objectives of drainage system planning for the minor storm are to allow for the proper design of minor drainage systems (i.e. curb and gutters, storm sewers, open channels and detention ponds) while minimizing minor damage and maintenance costs. The objectives of drainage planning for the major storm are to allow for proper design of major drainage systems (i.e. bridges, storm sewers, open channels and detention ponds) while minimizing the possibility of major damage and/or loss of life. (Refer to Table 9.2 - Return Periods.)

It is the responsibility of the design engineer to develop, justify, and submit values used in the preparation of drainage plans prepared for county review and approval.

9-01-05-01 STORM DRAINAGE PLANNING

When determining design storm flows, the engineer shall follow appropriate criteria and guidelines to assure that minimum design standards and a regional based drainage solution are developed. The information presented below shall be used by the engineer in the development of design storm runoff for both onsite and offsite flows.

9-01-05-01-01 ONSITE FLOW ANALYSIS

When performing analysis on the onsite basin to determine peak volumes and time of concentrations, the engineer shall use the proposed fully developed land use plan to determine runoff coefficients and consider changes in flow patterns (from the undeveloped site conditions) caused by the proposed plan (including street alignments). When evaluating the estimated time of concentrations, the proposed lot grading shall be used to calculate the time of concentration. The proposed project shall in no way change historic runoff values, cause downstream damage, or adversely impact adjacent properties. In addition, phased or partial development analysis will not be accepted. The

entire platted parcel shall be analyzed for full build-out in order to properly site and size detention/retention areas and conveyance systems.

Different levels of onsite analysis may be required depending on the size of project or as directed by the ~~Director of Public works~~Director of the Transportation Department. See appropriate Application Package for analysis requirements.

9-01-05-01-02 OFFSITE FLOW ANALYSIS

The analysis of offsite runoff is dependent on regional drainage characteristics (whether or not the tributary offsite area lies within a major drainage basin) and the existing/proposed land use and topographic features. If an existing Storm Drainage Master Plan is available for the region being developed, the engineer shall use this as a baseline document (prior approval from the County on the Master Plan is required) and update it with proposed information. However, should no offsite information be available for fully developed flows (5-, 10- and 100-year), the engineer must perform a regional analysis to insure the proposed development does not change historic runoff values, cause downstream damage, or adversely impact adjacent properties.

Different levels of offsite analysis may be required depending on the size of project or as directed by the ~~Director of Public Works~~Director of the Transportation Department. See appropriate Application Package for analysis requirements.

9-01-05-02 STORM RETURN PERIOD

The minor and major storm return period shall not be less than those found in Table 9.2 for all vital drainage structures or critical points of surface water flow.

Table 9.2—Return Periods

Land Use	Return Period (Yrs) for Minor Drainage Systems	Return Period (Yrs) for Major Drainage Systems
Residential-Urban	5	100
Residential-Rural	10 ^a	100
Commercial	5	100
Industrial	5	100
Open Space	5	100
School	5	100

^a All roadside ditches and culverts shall be sized to carry the 10-year peak runoff.

9-01-05-03 RAINFALL

Presented in this section are guidelines for the development of rainfall data to be used in preparing a hydrological analysis (storm runoff) for a proposed development within the County.

The rainfall intensity information published by the National Oceanic and Atmospheric Administration (NOAA) in the “Precipitation-Frequency Atlas of the Western United States” was used to develop incremental rainfall distributions presented in Table 9.5. The incremental rainfall distributions presented in this table are based on procedures developed by the UDFCD. However, refinements have been made to closely match conditions within the county.

9-01-05-04 TIME-INTENSITY-FREQUENCY CURVES

A time-intensity-frequency curve was developed for the county by using one-hour point rainfall values (see Table 9.3) and factors for durations of less than one hour (see Table 9.4); both obtained from the NOAA Atlas. The outcome of this distribution are point values that were then converted to intensities and plotted as Figure 9.1. Rainfall data from the Urban Drainage and Flood Control District (UDFCD) may be used as an alternative (see UDFCD Criteria Manual).

Table 9.3—One-Hour Point Rainfall (inches)

2-Year	5-Year	10-Year	50-Year	100-Year
1.00	1.42	1.68	2.35	2.71

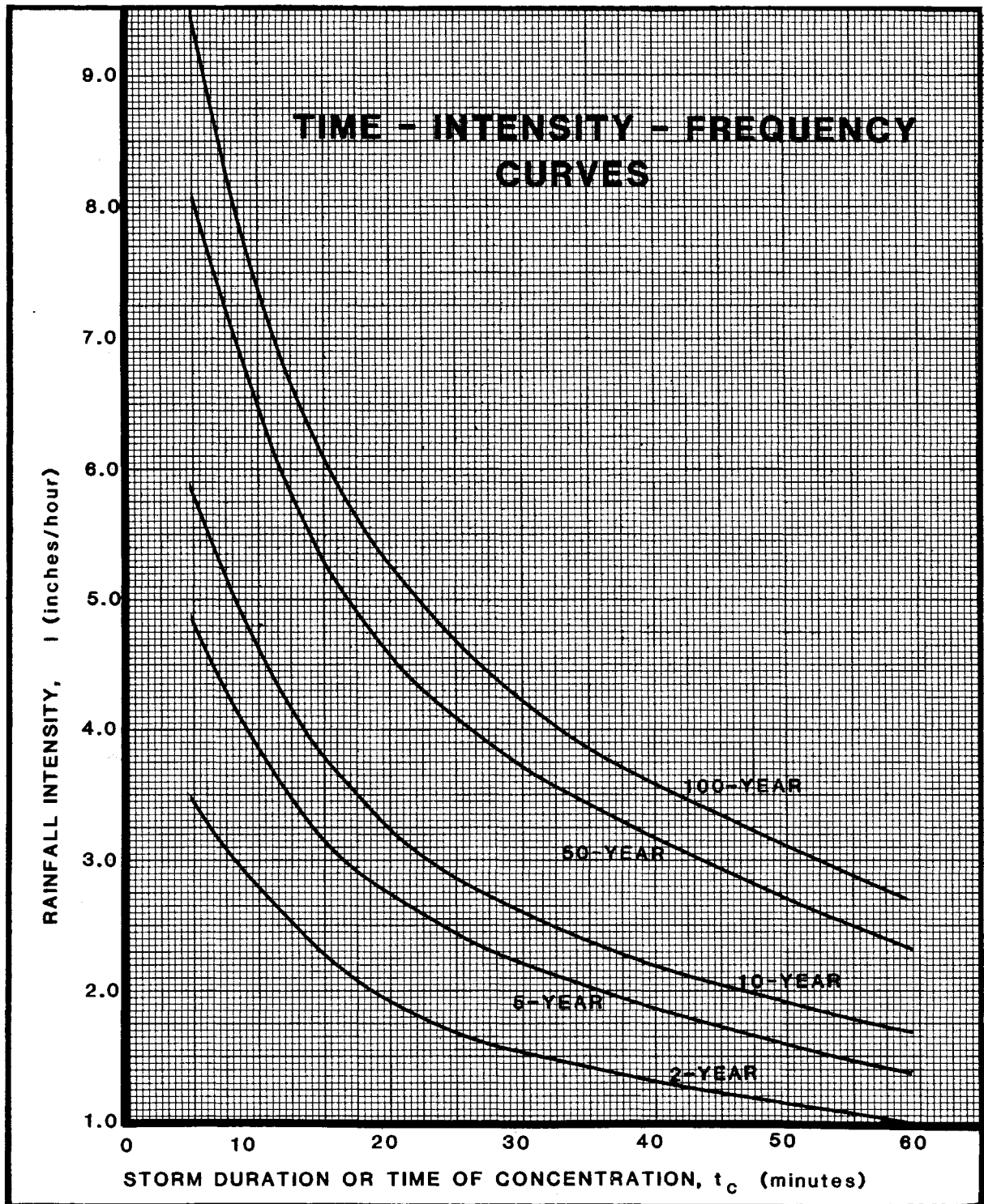
Table 9.4—Factors for Durations of Less than One Hour

Duration (minutes)	5	10	15	30
Ratio to 1-hour depth	0.29	0.45	0.57	0.79

Table 9.5—Incremental Rainfall Depths

Time (min)	Incremental Rainfall Depth (Inches)														
	Basins <5 SQ. Miles					Basins between 5 and 10 SQ. Miles					Basins between 10 and 20 SQ. Miles				
	Return Period (Yr.)					Return Period (Yr.)					Return Period (Yr.)				
	2	5	10	50	100	2	5	10	50	100	2	5	10	50	100
5	0.02	0.03	0.03	0.03	0.03	0.02	0.03	0.03	0.03	0.03	0.02	0.03	0.03	0.03	0.03
10	0.04	0.05	0.06	0.08	0.08	0.04	0.05	0.06	0.08	0.08	0.04	0.05	0.06	0.08	0.08
15	0.08	0.12	0.14	0.12	0.12	0.08	0.12	0.14	0.12	0.12	0.08	0.12	0.14	0.12	0.12
20	0.16	0.22	0.25	0.19	0.22	0.15	0.21	0.25	0.19	0.22	0.14	0.20	0.25	0.19	0.22
25	0.25	0.36	0.42	0.35	0.38	0.24	0.35	0.40	0.34	0.36	0.23	0.32	0.38	0.32	0.34
30	0.14	0.18	0.20	0.59	0.68	0.13	0.17	0.19	0.57	0.65	0.13	0.16	0.18	0.53	0.61
35	0.06	0.08	0.09	0.28	0.38	0.06	0.08	0.09	0.27	0.36	0.06	0.08	0.09	0.25	0.34
40	0.05	0.06	0.07	0.19	0.22	0.05	0.06	0.07	0.19	0.22	0.05	0.06	0.07	0.19	0.22
45	0.03	0.05	0.06	0.12	0.17	0.03	0.05	0.06	0.12	0.17	0.03	0.05	0.06	0.12	0.17
50	0.03	0.05	0.05	0.12	0.14	0.03	0.05	0.05	0.12	0.14	0.03	0.05	0.05	0.12	0.14
55	0.03	0.04	0.05	0.08	0.11	0.03	0.04	0.05	0.08	0.11	0.03	0.04	0.05	0.08	0.11
60	0.03	0.04	0.05	0.08	0.11	0.03	0.04	0.05	0.08	0.11	0.03	0.04	0.05	0.08	0.11
65	0.03	0.04	0.05	0.08	0.11	0.03	0.04	0.05	0.08	0.11	0.03	0.04	0.05	0.08	0.11
70	0.02	0.04	0.05	0.06	0.05	0.02	0.04	0.05	0.06	0.05	0.02	0.04	0.05	0.06	0.05
75	0.02	0.03	0.05	0.06	0.05	0.02	0.03	0.05	0.06	0.05	0.02	0.03	0.05	0.06	0.05
80	0.02	0.03	0.04	0.04	0.03	0.02	0.03	0.04	0.04	0.03	0.02	0.03	0.04	0.04	0.03
85	0.02	0.03	0.03	0.04	0.03	0.02	0.03	0.03	0.04	0.03	0.02	0.03	0.03	0.04	0.03
90	0.02	0.03	0.03	0.03	0.03	0.02	0.03	0.03	0.03	0.03	0.02	0.03	0.03	0.03	0.03
95	0.02	0.03	0.03	0.03	0.03	0.02	0.03	0.03	0.03	0.03	0.02	0.03	0.03	0.03	0.03
100	0.02	0.02	0.03	0.03	0.03	0.02	0.02	0.03	0.03	0.03	0.02	0.02	0.03	0.03	0.03
105	0.02	0.02	0.03	0.03	0.03	0.02	0.02	0.03	0.03	0.03	0.02	0.02	0.03	0.03	0.03
110	0.02	0.02	0.03	0.03	0.03	0.02	0.02	0.03	0.03	0.03	0.02	0.02	0.03	0.03	0.03
115	0.01	0.02	0.03	0.03	0.03	0.01	0.02	0.03	0.03	0.03	0.01	0.02	0.03	0.03	0.03
120	0.01	0.02	0.02	0.03	0.03	0.01	0.02	0.02	0.03	0.03	0.01	0.02	0.02	0.03	0.03
125											0.01	0.02	0.02	0.02	0.02
130											0.01	0.01	0.02	0.02	0.02
135											0.01	0.02	0.01	0.02	0.02
140											0.01	0.02	0.01	0.02	0.02
145											0.01	0.01	0.01	0.02	0.02
150											0.01	0.01	0.01	0.01	0.02
155											0.01	0.01	0.01	0.01	0.01
160											0.01	0.01	0.01	0.01	0.01
165											0.01	0.01	0.01	0.01	0.01
170											0.01	0.01	0.01	0.01	0.01
175											0.01	0.01	0.01	0.01	0.01
180											0.01	0.01	0.01	0.00	0.00
	1.15	1.61	1.89	2.72	3.12	1.12	1.58	1.86	2.68	3.05	1.22	1.68	1.97	2.76	3.14

Figure 9.1—Time-Intensity-Frequency Curves



9-01-05-05 RUNOFF COEFFICIENTS

The runoff coefficients to be used within the Rational Method, Colorado Urban Hydrograph Procedure (CUHP) or approved hydrologic models are to be determined based on existing and/or proposed land use and surface characteristics. When using the Rational Method and/or CUHP, the County requires the use of runoff coefficients presented in the Urban Drainage Manual, Volume 1.

9-01-05-06 TIME OF CONCENTRATION

In order to determine the rate of runoff at a designated outfall, the time of concentration must be determined. The time of concentration is the time it takes for water to flow from the most remote part of the drainage basin to the outfall of the study area. For the Rational Method, a separate time of concentration is necessary for the overall basin and each sub-basin. The time of concentration (T_c) is composed of the sheet or overland flow time (t_{ov}) and channel flow time (t_t). The time of concentration formula shall be as described in the Urban Drainage Manual, Volume 1 for this Section.

9-01-05-07 STORM FLOW ANALYSIS

The engineer shall use the Rational Method for basins less than 90 acres. CUHP or other approved hydrologic models shall be used for basins larger than 160 acres. Basins between 90 acres and 160 acres in area may use either method.

9-01-05-07-01 RATIONAL METHOD EQUATION

Equation 9.4

$$Q=CIA$$

Where

Q = Flow Rate, cfs

A = Total Area of Basin, acres

C = Runoff Coefficient (refer to Section 9-01-05-05)

I = Rainfall Intensity, inches per hour (refer to Section 9-01-05-04)

9-01-05-07-02 COMPUTER AIDED HYDROLOGIC MODELS

For analyzing larger basins (greater than 90 acres), the engineer may either use the CUHP (information detailed in Urban Drainage and Flood Control Manual) or another appropriate hydrology/hydraulics model. When using

other hydrology/hydraulics models, the engineer will be required to develop unit, flood, routing and combination hydrographs for use in determining peak flows and time of concentrations at vital drainage structures or critical points of surface water runoff. A unit hydrograph is defined as the direct runoff hydrograph that results from 1-inch of rainfall excess uniformly distributed throughout the basin over a specified duration. From this unit hydrograph, direct runoff hydrographs must be developed for a design storm by creating flood hydrographs. In addition, where surfaces (pervious and impervious) within the basin vary in characteristics, weighted or composite coefficients for each basin must be used in development of the unit and flood hydrographs. This is typically accomplished by breaking each basin into the appropriate number of sub-basins and using the corresponding surface coefficients. Each computer-aided model has default parameters for typical surface characteristics and soil types; the selection of these parameters is the key to a successful analysis and therefore must be submitted with the Storm Drainage Study.

9-01-06 OPEN CHANNELS

In many instances, special design or evaluation techniques will be required for stormwater conveyance. With exceptions as modified herein, all open channel criteria shall be in accordance with the Urban Drainage Manual, Volumes 1 and 2.

For the purpose of design in this section, all drainageways (major and minor) shall be designed using the Urban Drainage Manual, Volumes 1 and 2. Due to the complexities of open channels, there is a wide range of design options available to the engineer. The exact method of analysis and design shall be clearly documented and submitted as part of the Storm Drainage Study.

Flood control channels for major drainageways shall include a low-flow channel with a capacity to convey the average annual flow rate, or other appropriate flow rate as determined through a sediment transport and channel stability analysis, without excessive erosion or channel migration, with an adjacent overbank floodplain to convey the remainder of the 100-year flow. The channel improvement shall not cause increased velocities or erosive forces upstream or downstream of the improvement.

9-01-07 STORM SEWERS

Storm sewers are to be viewed as an integral part of all Minor Drainage Systems. The installation of storm sewer systems is required when the other parts of the minor system (i.e. curb, gutter and roadside ditches) no longer have capacity to accommodate the runoff from the minor storm or spread widths exceed those requirements presented in this section.

Except as modified herein, the design of storm sewers shall be in accordance with the Manual section on “Storm Sewers.” The engineer is referred to the Manual and other references cited for additional discussion and basic design concepts.

The use of computer programs in the design of storm sewer systems will be permitted provided the model input and justifications are submitted to the County for review and approval.

9-01-07-01 CONSTRUCTION MATERIALS

All storm sewers within the county right-of-way shall be constructed using reinforced concrete pipe class III (RCP class III) and/or reinforced concrete box culverts (RCBC). If a pipe is installed by boring & jacking, RCP class V or equivalent shall be used. The required pipe strength shall be determined from the actual depth of cover, true load, and proposed field conditions. Typical design strength calculations shall be submitted as part of the Storm Drainage Study.

If corrosive soils are present, the designer shall incorporate appropriate measures to protect the pipe from damage.

Pipe joints shall be watertight and flexible gasket joints, both between pipe sections and at manholes. Pipe joints shall consist of resilient connections complying with the requirements of ASTM C-443 or ASTM C-923, as appropriate.

9-01-07-02 HYDRAULIC DESIGN

Storm sewers within the county right-of-way shall be designed to convey the minor storm runoff peaks without surcharging the sewer. To insure this objective is achieved, the hydraulic and energy grade lines shall be computed by calculating both the major and minor losses (i.e. friction, expansion, contraction, bend, and junction losses). The methods for estimating these losses are presented in the following sections and in the Manual. The final energy grade line shall be at or below the proposed ground surface.

9-01-07-03 PIPE FRICTION LOSSES

Manning n-values to be used in the calculation of storm sewer capacity and velocity are to be based on the material being proposed. Table 9.9 presents typical Manning n-values.

9-01-07-04 PIPE FORM LOSSES

Generally, between the inlet and outlet the flow encounters a variety of configurations in the flow passageway (i.e. changes in pipe size, branches, bends, junctions, expansions, and contractions). These variations of configuration impose losses in addition to those resulting from pipe friction. These form loss values shall be submitted, with full justification for the values chosen, as part of the Storm Drainage Study.

9-01-07-05 VERTICAL ALIGNMENT

The sewer grade shall be such that a minimum cover is maintained to withstand a live load conforming to AASHTO HS-20 (or as designated by the County) loading on the pipe. The minimum cover depends upon the pipe size, type and class, and soil bedding condition.

The minimum clearances between the proposed storm sewer, water main, and sanitary sewer (either above or below) shall be in accordance with the appropriate district and as discussed in section 7-06-03.

9-01-07-06 HORIZONTAL ALIGNMENT

The storm sewer alignment may be curvilinear for pipe with diameters of 48-inches or greater but only when approved by the ~~Director of Public Works~~[Director of the Transportation Department](#). The applicant must demonstrate the need for a curvilinear alignment. The limitations on the radius for pulled-joint pipe are dependent on the pipe length and diameter, and amount of opening permitted in the joint. The maximum allowable joint pull shall be $\frac{3}{4}$ inch. The minimum parameters for radius type pipe are shown in Table 9.9. The radius requirement for pipe bends is dependent upon the manufacturer's specifications.

Table 9.9—Storm Sewer Alignment and Size Criteria

<u>Vertical Dimension Of Pipe (inches)</u>	<u>Maximum Allowable Distance Between Manholes and/or Cleanouts</u>	
18 to 36	400 ft	
42 and larger	500 ft	
<u>Minimum Radius of Curvature for Radius Pipe</u>		
<u>Diameter of Pipe</u>	<u>Radius of Curvature</u>	
48" to 54"	28.50 ft	
57" to 72"	32.00 ft.	
78" to 108"	38.00 ft.	
Short radius bends shall not be used on sewers 42 inches or less in diameter		
<u>Minimum Pipe Diameter</u>		
<u>Type</u>	<u>Minimum Equivalent Pipe Diameter</u>	<u>Minimum Cross- Sectional Area</u>
Main Trunk	18 in	1.77 sf
*Lateral from inlet	18 in	1.77 sf
*Minimum size of lateral shall also be based upon a water surface inside the inlet with a minimum distance of 1 ft below the grate or throat.		
<u>Manning n-Value</u>		
<u>Sewer Type</u>	<u>Capacity Calculation</u>	<u>Velocity Calculation</u>
Concrete (newer pipe)	0.013	0.011
Concrete (older pipe)	0.015	0.012
Concrete (preliminary sizing)	0.015	0.012
Plastic	0.011	0.009
Reference: Manual		

9-01-07-07 PIPE SIZE

The minimum allowable pipe size for storm sewers is dependent upon the estimated flows and a practical diameter from a maintenance perspective. In addition, the length of the sewer affects the maintenance and, therefore, the minimum diameter. Table 9.9 presents the minimum pipe size for storm sewers located in the County right-of-way.

9-01-07-08 MANHOLES AND MANHOLE COVERS

Manholes or maintenance access ports will be required whenever there is a change in size, direction, elevation, grade, or where there is a junction of two or more conduits. In addition, a manhole may be required at the beginning and/or at the end of the curved section of storm sewer. The maximum spacing between manholes for various pipe sizes shall be in accordance with Table 9.9. Refer to Table 9.10 for the required manhole size.

Table 9.10—Manhole Size

Sewer Diameter	Minimum Manhole Inside Diameter
18"	4'
21" to 42'	5'
48"	6'
54" and larger	As approved by Director of Public Works <u>Director of the Transportation Department</u>

Larger manhole diameters or a junction structure may be required when sewer alignments are not straight or more than one sewer line goes through the manhole. Manhole diameter may be increased should conditions require such.

All lids/covers for storm sewer systems shall have the Adams County manhole cover design. Refer to Appendix C for this detail.

9-01-08 STORM SEWER INLETS

Presented in the following subsection is a discussion on the criteria and methodology for design and evaluation of storm sewer inlets in the county.

9-01-08-01 STANDARD INLETS

The standard inlets permitted for uses in the county are presented in Table 9.11. Other inlet types may be considered on a case-by-case basis.

All lids/covers for inlets shall have the Adams County manhole cover design. Refer to Appendix C for this detail.

Table 9.11—Inlet Types

Inlet Type	Permitted Use
Curb Opening Inlet Type R	All street types
Grated Inlet Type C or D	All streets with a roadside or median ditch
Grated Inlet Type 13	Alleys or private drives with a valley gutter (private areas only)
Combination Inlet Types 13 and 16	All street types

See standard detail drawings in Appendix C

9-01-08-02 INLET HYDRAULICS

The procedures and basic data to define the capacities of the standard inlets under various flow conditions shall be calculated or obtained from the Urban Drainage Manual, Volume 1, in the Section on “Storm Inlets.” The engineer shall submit assumptions, and calculated inlet capacities as part of the Storm Drainage Study.

Inlet types and grates shall be selected to be appropriate for the intended use and location.

9-01-09 STREETS

Urban and rural streets, specifically the curb and gutter or the roadside ditches, should be viewed as an integral part of a Minor Drainage System. When the drainage in the street exceeds allowable limits, a storm sewer system or an open channel is required to convey the design flows. In addition, streets may be viewed as a critical part (subject to certain limitations) of the Major Drainage System when it conveys nuisance flows (flows less than minor events) quickly and efficiently to the storm sewer or open channel drainage without interfering with traffic movement. However, the primary function of urban streets is for traffic movement and therefore the drainage function is subservient to this traffic objective.

Design criteria for the collection and conveyance of surface runoff on public streets is based on a reasonable frequency and magnitude of traffic interference (see Table 9.12 through Table 9.14). That is, depending on the classification of the street, certain traffic lanes can be fully inundated during a major storm event. However, during lesser intense storms, runoff will also inundate traffic lanes, but to a lesser degree. The streets in the county are classified for drainage according to the average daily traffic (ADT) for which the street is designed. The larger the ADT, the more restrictive the allowable drainage encroachment into the driving lanes will be. The limits of storm runoff encroachment for each Drainage Classification and storm condition are presented in Table 9.12.

Table 9.12—Theoretical Design of Streets for Minor Storm Runoff

Drainage Classification	Maximum Theoretical Street Encroachment
Urban Industrial and Local Residential	No curb overtopping, but flow may spread to crown of street (flow may spread to back of sidewalk).
Collector	No curb overtopping and flow spread must leave at least one 10-foot lane free of water (5-feet on each side of the street crown).
Major Arterial and Minor Arterial	No curb overtopping and flow spread must leave at least two 10-foot lanes free of water (10-feet each side of the street crown or median).

Table 9.13—Allowable Use of Streets for Major Storm Runoff

Drainage Classification	Maximum Theoretical Depth
Local Industrial, Local Residential, and Collector	Building structures shall not be inundated at the ground line. The depth of water at street crown shall not exceed 6-inches.
Major Arterial and Minor Arterial	Building structures shall not be inundated at the ground line. To allow for emergency vehicles, the depth of water shall not exceed the street crown and 12-inches at the gutter flow line, whichever is more restrictive.

Table 9.14—Allowable Cross Street Flow

Drainage Classification	Minor Storm Maximum Depth	Major Storm Maximum Depth
Local Industrial and Local Residential	6-inches of depth in cross pan or at gutter flow line.	12-inches of depth in cross pan or at gutter flow line.
Collector	6-inches of depth at gutter flow line.	12-inches of depth at gutter flow line.
Major Arterial and Minor Arterial	None	6"
Cross street flow can occur in an urban drainage system under three conditions. One condition occurs when the runoff in a gutter spreads across the street crowns to the opposite gutter. The second is when cross-pans are used. The third condition occurs when the flow in a drainageway exceeds the capacity of a road culvert and subsequently overtops the crown of the street.		

9-01-10 CULVERTS

A culvert is defined as a conduit that conveys, by gravity, surface drainage runoff under a highway, railroad, canal, or other embankment (except detention outlets). Culverts come in many shapes and sizes, and are constructed of many different types of materials. For County roads serving new development, culverts shall be constructed using reinforced concrete pipe and/or reinforced concrete box culverts (RCBC). All roadway culverts shall be designed to a minimum AASHTO HS-20 loading criteria. Driveway culverts for residential properties may be allowed to use corrugated metal pipe and different loadings upon approval from the County,

9-01-10-01 CULVERT HYDRAULICS

The procedures and basic data to be used for the hydraulic evaluation of culverts being proposed for installation in the county shall be in accordance with the Urban Drainage Criteria Manual, Volume 2 for this section, except as modified herein.

The use of computer programs developed for the design of culverts will be permitted, provided the model input, justifications and related hand calculations are submitted to the County as part of the Storm Drainage Study.

9-01-10-02 INLET AND OUTLET CONFIGURATION

Within the county, all culverts are to be designed with headwalls and wing walls, or with flared-end sections at the inlet and outlet. Flared-end sections are only allowed on pipes with a diameter of 42 inches (or equivalent) or less. Additional protection at the inlet and outlet may be required to minimize the potential of channel erosion. Refer to Section 9-02 for erosion protection design guidelines. Adams County field inspection personnel shall be able to mandate additional erosion protection at culvert ends during construction if it is determined that the construction plans lack sufficient detail for erosion protection, or if field conditions require corrective action.

9-01-10-03 HYDRAULIC DATA

The design and evaluation of the capacity for a culvert shall be calculated using the appropriate methods. The computed culvert capacities must never exceed manufacturer's recommendations or best engineering practices. The assumptions and model input shall be submitted as part of the Storm Drainage Study.

9-01-10-04 VELOCITY CONSIDERATIONS

In designing culverts, both the minimum and maximum velocities must be considered. Based on many publications, a flow velocity greater than approximately 3-fps is required to assure self-cleaning conditions exist and therefore reducing long-term maintenance costs. In addition, a velocity less than approximately 12-fps to minimize possible culvert damage due to scouring and downstream channel erosion.

9-01-10-05 CULVERT SIZING CONSIDERATIONS

The sizing of a culvert is dependent upon two factors, the street classification and the limits of allowable culvert overtopping. Limits for the various street classifications are presented in Table 9.15. The minimum culvert diameter shall be 18 inches. Unless under certain circumstances, the ~~Public Works Director~~Director of the Transportation Department (or designated representative) may allow other sizes.

Table 9.15—Allowable Maximum Culvert Overtopping

Drainage Classification	Minor Drainage System Maximum Depth	Major Drainage System Maximum Depth
Local Industrial, Local Residential and Collector	No Overtopping	12-inches of depth at the gutter flowline (6-inches of depth at street crown for streets without gutters)
Major Arterial and Minor Arterial	No Overtopping	No Overtopping ($H/D \leq 1.5$)
The maximum headwater (H/D) for the 100-year design flows shall be 1.5 times the culvert diameter, or 1.5 times the culvert rise dimension for shapes other than round. Driveway culverts shall be designed using criteria outlined in Tables 9.12, 9.13, and 9.14.		

9-01-10-06 STRUCTURAL DESIGN

At a minimum, all culverts shall be designed to withstand an HS-20 loading (unless designated differently by the ~~Director of Public Works~~Director of the Transportation Department) in accordance with the design procedures of AASHTO, “Standard Specifications for Highway Bridges”, and with the pipe manufacturer’s recommendation. Using this loading requirement, calculations shall be submitted to confirm the estimated depth of cover and bearing load on the selected culvert.

9-01-11 BRIDGES

The hydraulic and hydrologic design of bridges within the county shall be in accordance with the Urban Drainage Criteria Manual Volume 2, “Structures, Section 4 - Bridges for this section. The Federal Highway Administration “Hydraulics of Bridge Waterways” or other county-approved resources shall also be used to determine the possible impacts on the drainageway (both upstream and downstream), scour potential and mitigation techniques for a proposed bridge structure. Based upon federal and state requirements, all new and replacement bridges shall comply with the floodplain regulations. Therefore, the engineer is encouraged to communicate with the ~~Director of Public Works~~Director of the Transportation Department prior to proposing the placement of a bridge structure within the County to obtain written approval.

Bridge plans shall require a separate review by a licensed professional engineer that specializes in structural design. The structural consultant will need to have county approval prior to review. The developer/applicant will be responsible for all costs associated with the structural consultant. The ~~Director of Public Works~~Director of the Transportation Department may also mandate inspection services by the structural consultant.

9-01-12 DETENTION

As stated in Section 9-01-03-11, onsite detention is required for all development or redevelopment projects. Requirements for detention storage of storm runoff shall be based on the location of the development within its major drainage basin as determined by hydrological modeling and surface characteristics. The detention storage facility shall be sized to hold the 5-year and the 100-year runoff, and water quality capture volumes. Surface water shall not be released from the development at rates greater than provided for in Table 9.16.

Exemptions from flood control detention requirements may be granted by the ~~Director of Public Works~~Director of the Transportation Department based upon the following criteria:

1. The total change in impervious area covers approximately 10,000 square feet or less; or
2. The site for which detention would be required is adjacent to a major drainageway where the ratio of major drainageway basin area to site area is 1000:1 or more; or
3. Rural residential subdivisions that consist of a lot split without the construction of roadways; or
4. Onsite flood control detention requirements for the control of runoff rates may be exempted where regional detention facilities are sized and constructed with the capacity to accommodate 100-year storm event flows from a fully developed basin and are publicly owned and maintained.

Exemptions from providing adequate water quality capture volume will not be granted.

9-01-12-01 VOLUME AND RELEASE RATES

The methods to be used in calculating the required detention volumes and maximum release rates are presented in the following section. These methods include empirical equations, tables, the CUHP method, or other computer aided models approved by the County. Early communication with the county is encouraged for the determination of the appropriate method and the level of detail required for submission.

9-01-12-01-01 VOLUME ESTIMATES (EMPIRICAL FORMULA METHOD)

The volume available for detention storage for tributary catchments of 90 acres or less shall be based on the following empirical equations that follow. For larger catchments a CUHP hydrograph shall be generated and hydrologic routing shall be used for site detention. The maximum release rates for detention design provided in Table 9.16 shall not be exceeded.

$$V=KA \quad \text{Equation 9.5}$$

For the 100-year:

$$K_{100} = \frac{(1.78I - 0.002I^2 - 3.56)}{910} \quad \text{Equation 9.6}$$

For the 5-year:

$$K_5 = \frac{(0.77I - 2.26)}{1000} \quad \text{Equation 9.7}$$

In which,

V = Required volume for the 100- or 5-year storm, acre-feet

A = Tributary catchment area, acres

I = Developed basin imperviousness, percent (%)

Adams County requires the WQCV be added to the 5-year detention volume. Adams County also requires that 50% of the WQCV be added to the calculated 100-year Volume.

An additional one-foot of depth must be added to the overall volume to accommodate for freeboard. Administrative relief for exemptions or reductions in freeboard requirements may be granted by the [Director of Public Works](#) [Director of the Transportation Department](#).

These empirical equations were developed as part of the UDFCD hydrology research program and were based on a computer modeling study and represent average conditions. It is believed these equations provide consistent and effective approaches to sizing onsite detention facilities. For basins larger than 90 acres, the CUHP computer model may be used to more accurately represent site conditions.

9-01-12-01-02 VOLUME ESTIMATES (COMPUTER AIDED METHOD)

Using a computer aided hydrology/hydraulics model the engineer can develop hydrographs that route flows to and away from the proposed detention facility. The routed or inflow hydrograph will represent the total volume of runoff from that particular rain event(s) while the outflow hydrograph represents the maximum allowable release rate permitted in Table 9.16. From this volume information plus the required freeboard, the design of the proposed facility may be performed. Using this method, the typical basin and outlet are designed from a detailed comparison of existing and proposed topographic information and downstream conditions. Although the County has helped to fund the UDPOND model for the design of detention and subscribes to its use, it recognizes many different computer models are available for this type of design. It will be the responsibility of the engineer to document and justify their use and the input and output parameters. These parameters and a detailed discussion on the method used for this design will be submitted as part of the Storm Drainage Study. The computer model must be approved by the County prior to review.

9-01-12-02 MAXIMUM ALLOWABLE RELEASE RATE

The maximum allowable release rates for the corresponding storm events (5 and 100-year) are as presented in Table 9.16.

Table 9.16—Allowable Release Rates (CFS/Acre)

Control Frequency	Dominant Soil Group		
	A	B	C & D
5-year	0.07	0.13	0.17
100-year	0.50	0.85	1.00

When using the empirical formula or a composite CUHP method, the predominate soil group for the total basin area contributing runoff to the detention facility will be used in determining the allowable release rate. However, when designing a facility using another type of computer aided model, the engineer shall select the soil group that best represents the surface characteristics of each sub-basin. The selected soil group(s) will be submitted as part of the Storm Drainage Study. In the event that the local drainage system lacks capacity to accommodate the 5-year release rate, a smaller release rate may be required by the County.

9-01-12-03 **DETENTION BASIN OUTLET/OUTFALL**

Selecting the most appropriate outlet configuration requires a detailed design, which insures the maximum release rate meets the requirements of the project and includes proper provisions for maintenance and reliability. In addition, care shall be taken as to insure the designed outlet will not cause downstream erosion or damage during the storm events less than or equal to the major storm. The following lists five typical outlet structures for use in the design of a detention facility depending on the conditions, storage structure design and discharge rates:

1. Circular Culverts
2. Rectangular Culverts
3. Orifices
4. Weirs
5. Orifice Plates

Example details of each of these outlet structures is presented in the Manual, Volume I, in the Section on “Outlet Structures” or other published references. The engineer shall select the preferred outlet structure based on criteria presented in this section or other references and will present back up information in the Storm Drainage Study.

The outlet shall be designed to minimize unauthorized modifications which affect proper function. To assist in this effort, a sign with a minimum area of 0.75 square feet shall be attached to the outlet or posted nearby with the following message:

“WARNING
Unauthorized modification of
this structure is a code violation
and subject to penalties as
provided by law.”

9-01-12-04 DETENTION METHODS

In addition to the general sizing, performance, and outlet configuration criteria presented above, the method of detention varies depending on the catchments of where the facility is to be constructed, such as open space detention, underground detention and the downstream drainage characteristics.

Storage yards used as detention ponds are not covered under this section and will be handled on a case-by-case basis. Projects proposing this type of detention facility shall contact the ~~Department of Public Works~~ [Transportation Department](#) for determination of feasibility and submittal requirements prior to submitting an application. Control of trash when leaving the site shall be fully addressed.

9-01-12-04-01 **DESIGN STANDARDS FOR DETENTION**

The following section presents additional design standards (depth of freeboard, location planning, grading, and revegetation) for an open space detention facility. The location, size and landscaping should be properly coordinated with the proposed project and surrounding areas.

9-01-12-04-01-01 ***Depth of Freeboard***

The minimum required freeboard for open space detention facilities is one-foot above the computed 100-year water surface elevation.

The planning of a detention facility is very critical in assuring the facility meets the volume requirements for the proposed project and is properly located for long term operations and maintenance. The facility should be constructed in an area that best fits the existing and proposed topography, facilitates the coordination with other regional facilities and where the building of habitat structures downstream is easily prohibited.

As part of the submitted project plans, the engineer shall accurately represent the location of the facility including limits of grading, approximate embankment slopes, and invert elevations for the outlet. In addition, a larger scale or regional map shall be supplied to show where the facility will discharge and how it interacts with existing or proposed regional facilities. Drainage easements shall be provided for detention facilities. Access easements shall also be provided to ensure maintenance access to detention ponds.

9-01-12-04-01-02 ***Grading***

Pond grading shall not be steeper than (4) four horizontal and (1) one vertical for side slopes. Any dam constructed for the purpose of storing water or having a surface area, volume, or dam height as specified in

Colorado Revised Statutes 37-87-105, shall require the approval (in writing) of the State Engineer's Office prior to submission to the County.

All detention facility embankments shall be protected from catastrophic failure due to overtopping. Overtopping can occur when the pond outlets become obstructed or when an event larger than 100-year storm occurs. Failure protection for the embankment must be provided in the form of a buried heavy riprap layer on the entire downstream face of the embankment or a separate emergency spillway having a minimum capacity of twice the maximum release rate for the 100-year flood. The proposed flow path for the discharge from the emergency spillway shall be directed into public right-of-way or into a major drainage way and shall be clearly depicted on the plans. Structures shall not be permitted in the path of the emergency spillway or overflow. The invert of the emergency spillway shall be set equal to or above the 100-year water surface elevation.

Depending on site conditions and characteristics, the ~~Director of Public Works~~ Director of the Transportation Department may grant administrative relief on slope requirements. The Applicant shall submit good and sufficient documentation sealed by a Colorado Registered Professional Engineer describing the site conditions that necessitate the need for relief and that the proposed slopes are stable and not susceptible to erosion in order to be considered for relief.

9-01-12-04-01-03

Trickle Channel

Concrete trickle channels shall be used by the design engineer when appropriate. Design of trickle channels shall be in accordance with Volume 1 of the Manual.

9-01-12-04-01-04

Revegetation

All detention facilities shall be revegetated with irrigated sod, natural dry-land grasses, or equivalent. In addition, an erosion control blankets may be required by the county to maintain the slopes prior to vegetation maturation. The engineer shall submit the proposed revegetation plan to the County.

9-01-12-04-02

PARKING LOT DETENTION

The following section presents additional design standards (depth of ponding, location planning, grading and resurfacing) for parking lot detention facilities. The location and size should be properly coordinated with the proposed project and surrounding areas as to minimize the possibility of downstream damage.

9-01-12-04-02-01 ***Depth Limitation***

The maximum allowable design depth of the ponding for the 100-year flood is 12-inches. No parking lot detention will be allowed for storm events less than or equal to a 5-year return period, or water quality capture volume.

9-01-12-04-02-02 ***Location Planning***

The planning of a parking lot detention facility is very critical in assuring the proposed facility not only meets drainage requirements, but also meets project objectives for parking. Unlike open space detention, which is constructed in an area that best fits the existing and proposed topography and expedites the coordination with other regional facilities, parking lot detention facility may not always be in the best location for drainage due to trade-offs with parking objectives. Therefore, additional conveyance structures may be required to insure positive drainage from the site is maintained.

As part of the submitted project plans, the engineer shall accurately represent the location of each facility including limits of grading, approximate embankment slopes, and invert elevations for the outlet.

9-01-12-04-02-03 ***Grading***

To insure the proposed parking lot properly performs as a detention basin, a minimum slope of 0.5 percent slope is recommended, and cross-pans/concrete swales installed as necessary to direct flow towards the outlet. In addition, most parking lot detention facilities are typically surrounded by curb and gutters and not earthen embankments; therefore grading of the overall parking lot and adjacent areas becomes critical in storing runoff in excess of 6-inches. Because of this fact, a detailed grading plan must be prepared.

9-01-12-04-02-04 ***Resurfacing***

As part of the overall detention design, the engineer shall take into account future parking lot resurfacing operations in estimating the available detention storage volume. At a minimum, the engineer will provide additional volume that may be lost by 2 inches of overlay.

9-01-12-04-03 ***UNDERGROUND DETENTION***

Underground detention is generally discouraged and will only be allowed when ALL other options have been proven to be insufficient. Under no circumstances will the County accept underground detention at a publicly

owned facility. However, if an owner must use this technique, to the owner will be responsible for maintenance, the facility will be allowed if approval to do so is obtained in advance and the facility is designed according to the criteria outlined in this section or as specified by the ~~Director of Public Works~~Director of the Transportation Department.

9-01-12-04-03-01***Configuration***

Pipe segments shall be sufficient in number, diameter (minimum 36-inches), and length to provide the required minimum storage volume for the 100-year design. As an option, the 5-year design can be stored in the underground pipe segments and the remaining volume of the 100-year storm event stored aboveground in an open space or parking lot detention facility.

The pipe segments shall be placed side by side and connected at both ends by elbow tee fittings and across the fitting at the outlet. The pipe segments shall be continuously sloped at a minimum of 0.25% to the outlet. Manholes for maintenance access shall be placed in the tee fittings and in the straight segments of the pipe, when required. See County standard drawing in Appendix A.

Permanent buildings or structures shall not be placed directly above the underground detention.

9-01-12-04-03-02***Materials***

When constructing an underground detention facility within the county, the engineer shall design the system using one of the appropriate materials. The required pipe strength shall be determined from the actual depth of cover, true load, and proposed field conditions. Typical design strength calculations for an HS-25 loading condition shall be submitted as part of the Storm Drainage Study.

9-01-12-04-03-03***Maintenance Access***

Access to the detention facility shall be provided in accordance with this section. To facilitate cleaning of the pipe segments, 3-foot diameter maintenance access ports shall be placed according to the schedule in Table 9.16.

Table 9.16—Underground Detention - Maintenance Access Requirements

Detention Pipe Size	Maximum Spacing	Minimum Frequency
36” to 54”	50’	Every pipe segment
60” to 66”	75’	Every other pipe segment
>66”	100’	One at each end of the battery of pipes

9-01-12-05 FLOOD HAZARD WARNING

In addition, all parking lot/storage lot detention areas shall have a minimum of two signs posted identifying the detention pond area. The signs shall have a minimum area of 1.5 square feet and contain the following message:

“Warning
 This area is a detention basin and is subject
 to periodic flooding to a depth of approximately 12 inches.”

9-01-13 RETENTION

As stated in elsewhere in this Section, onsite retention will only be allowed where ALL possible means of storage and/or conveyance have been exhausted for a particular development, or redevelopment project. Requirements for retention storage of storm runoff shall be based on the criteria presented in this section and compared to hydrological modeling. The County will require retention of the runoff from a 24-hour, 100-year storm event under fully developed conditions (including runoff from adjacent streets whether they are existing or proposed).

Acceptable alternatives to these requirements may include:

1. When written agreements among landowners exist wherein historic flow rates are exceeded by upstream landowners and will be accepted by downstream landowners. Such agreements are subject to review by the ~~Director of Public Works~~[Director of the Transportation Department](#).
2. The developer is providing offsite drainage improvements to convey stormwater to acceptable outfall points.

9-01-13-01 MINIMUM RETENTION VOLUME

The minimum retention volume shall equal the runoff from a 4.80-inch storm event. This volume may be calculated by either using the empirical formula presented in Equation 9.8 or a computer aided hydrology/hydraulics model. No credit shall be given for infiltration in establishing the minimum volume.

$$Ret_{vol} (ft^3) = \frac{4.80}{12} I_{mp} A \quad \text{Equation 9.8}$$

Where

I_{mp} = Developed basin imperviousness

A = Tributary area, sq. ft.

9-01-13-02 EMERGENCY SPILLWAY

An overflow section shall be provided for the retention facility that will protect embankments from overflow resulting from a 100-year storm assuming the retention basin is full and the tributary area is fully developed.

9-01-13-03 POND DESIGN

Pond grading shall not be steeper than (4) four horizontal and (1) one vertical for side slopes. Administrative relief from slope requirements may be granted by the ~~Director of Public Works~~Director of the Transportation Department in accordance with the provisions of these Standards and Regulations.

9-01-13-04 FREEBOARD

A minimum of one (1) foot of freeboard shall be added to the maximum retention volume water surface. Reductions in freeboard requirements may be granted by the ~~Director of Public Works~~Director of the Transportation Department on a case-by-case basis as supported by sufficient technical justification.

9-01-13-05 REVEGETATION

All open space retention facilities shall be revegetated with either irrigated sod or natural dry-land grasses, or equivalent. In addition, the county may require an erosion control blanket to be placed on the slopes prior to vegetation maturation. The engineer shall submit the proposed revegetation plan to the County.

9-01-13-06 EFFECTS ON LOCAL GROUNDWATER

The engineer must evaluate or assess the impacts of the retention facility on local groundwater levels, and the potential for damage to nearby properties. In addition, increasing local groundwater levels to a point where standing water within the retention facility occurs may create a wetland area that requires additional permitting and long-term maintenance requirements.

9-01-13-07 SLOW RELEASES

A slow release will be permitted of 0.25 cfs or less if the small flows will not cause nuisance conditions such as ponding or icing on roadways.

9-01-13-08 ACCESS AND MAINTENANCE EASEMENTS

A drainage maintenance easement shall be granted to the County to ensure that emergency maintenance and access can be legally provided to keep the facility operable. This easement may only be reduced when the retention pond is converted to detention due to downstream conveyance availability.

A separate access easement may be required by the county to ensure maintenance access to ponds.

9-02 **STORMWATER QUALITY REGULATIONS AUTHORITY**

These standards and regulations are authorized by Section 30-15-401.11, et seq., C.R.S.

9-03 **STORMWATER QUALITY REGULATIONS DEFINITIONS**

The definitions listed in this section shall apply only to the Stormwater Quality Regulations. The words and terms used in this Section for Stormwater Quality Regulations shall have the meanings set forth below. If a definition is not included in the Section listed below then the definition listed in Chapter 11 of the Adams County Development Standards and Regulations shall govern. If there is a conflict between the definitions in Chapter 11 and the definitions in this Section then the definitions in this Section shall prevail. If the term is not found in these Regulations or in Chapter 11, the term shall have its common meaning.

- 9-03-01** **Adequate:** Lawfully sufficient, fulfilling a requirement and functioning as designed.
- 9-03-02** **Best Management Practices (BMPs):** A technique, process, activity, or structure used to reduce pollutant discharges in stormwater. BMPs include source control practices (non-structural BMPs) and engineered structures designed to treat runoff. BMPs are most effective when used in combination and selected and designed based on site-specific characteristics.
- 9-03-03** **Conditional Acceptance:** County review of the Erosion and Sediment Control Plan with the condition that the Erosion and Sediment Control Plan is considered a living document and will change due to unforeseen issues or if the submitted plan does not function as intended.
- 9-03-04** **Colorado Discharge Permit System (CDPS):** The State of Colorado’s system of permitting discharges (e.g., stormwater, wastewater) to Waters of the State that correspond to the federal NPDES permits under the federal Clean Water Act.
- 9-03-05** **Contractor:** An individual or company that is responsible for construction.
- 9-03-06** **Construction Activities:** Clearing, grading, excavation, demolition, utility work, paving, building, haul roads, access roads, staging areas, heavy traffic areas, stockpiling of fill materials, borrow areas and other ground disturbance activities that contribute to the disturbance of land and increases the impact of pollutants associated with environmental impacts. Construction activities do not include routine maintenance performed by public agencies, or authorized agents to maintain original line grade, hydraulic capacity, or original purpose of the facility.
- 9-03-07** **Deficient BMPs:** A BMP that is lacking in some necessary quality or element in order to function as designed.
- 9-03-08** **Development:** any activity, excavation or fill, alteration, subdivision, change in land use, or practice, undertaken by a private entity that affects the quality of the discharge of stormwater runoff.
- 9-03-09** **Disturbance:** Any construction activity that could increase the rate of erosion.

- 9-03-10** **Erosion:** A process by which soil particles are detached and transported by wind, water, and gravity to a down wind, down slope or downstream location.
- 9-03-11** **Erosion Control Measures:** Source controls used to limit erosion of soil at construction sites and other erosion-prone areas. Representative measures including surface treatments that stabilize soil that has been exposed due to excavation or grading and flow controls that redirect flows or reduce velocities of concentrated flow.
- 9-03-12** **Erosion and Sediment Control Plan (ESC Plan):** A written plan and associated details required under regulations and necessary to obtain a stormwater quality permit. This plan identifies measures that will be implemented to control erosion, prevent sediment from traveling outside the permitted area and minimize the discharge of pollutants in stormwater. Requirements for the ESC Plan are specified in the Adams County Stormwater Quality Regulations.
- 9-03-13** **Final Stabilization:** When all ground surface disturbing activities at the site have been completed, and uniform vegetative cover has been established with an individual plant density of at least 70 percent of pre-disturbance levels, or equivalent permanent, physical erosion reduction methods have been employed.
- 9-03-14** **General Pollution Prevention BMPs:** Measures that are implemented to minimize or prevent general contamination, of the construction site; and nearby natural resources from entering into the MS4.
- 9-03-15** **Illicit / Illegal Discharge:** Any discharge to the municipal separate storm sewer system that is not composed entirely of stormwater, is not authorized by Federal, State or County permit, and is not considered an allowable discharge.
- 9-03-16** **Inadequate BMPs:** A BMP that is used in the wrong application, is not capable, or does not have the capacity to function as designed.
- 9-03-17** **Infrastructure:** A conveyance system (such as storm sewer, gutter, culvert, roadside ditch) constructed for the purpose of conveying storm water. Infrastructure can be both publicly owned and maintained or privately owned and maintained.

- 9-03-18** **Legally Responsible Person:** An owner or developer who is operating as the site manager or otherwise has supervision and control over the site, either directly or through a contract.
- 9-03-19** **Local Contact:** A Contractor or subcontractor with contractual responsibility or operational control (including ESC Plan implementation) to address the impact construction activities may have on stormwater quality.
- 9-03-20** **Materials Management Practices:** Source control practices at construction sites intended to limit contact of runoff with pollutants such as construction materials, equipment-related fluids, stockpiles and proper storage. By intentionally controlling and managing areas where pollutants are handled, reducing the likelihood of these materials being transported to the MS4.
- 9-03-21** **Minimum Control Measures:** Stormwater management activities required under Phase II MS4 permits. The six minimum control measures include 1) public education and outreach, 2) public participation and involvement, 3) illicit discharge detection and elimination, 4) construction site stormwater runoff control, 5) post-construction stormwater management, and 6) pollution prevention and good housekeeping for municipal operations.
- 9-03-22** **Municipal Separate Storm Sewer System (MS4):** Any public owned conveyance or system of conveyances of stormwater that discharge to State Waters and is designed for or used for collecting or conveying stormwater. An MS4 is not a combined sewer, and is not part of a publicly owned treatment works (POTW). Examples include roadside ditches, curbs, gutters, channels, catch basins, municipal streets, storm drain system (pipes, manholes, culverts, inlets).
- 9-03-23** **MS4 Permit:** A state or federal stormwater discharge permit that regulates discharges from municipal separate storm sewer system (MS4) for compliance with the Clean Water Act regulations.
- 9-03-24** **Notice of Violation:** A notification given by the County to the Permittee that indicates the Permittee is in violation with County Regulations.

- 9-03-25 **National Pollutant Discharge Elimination System (NPDES):** The national program under Section 402 of the Clean Water Act for regulation of discharges of pollutants from point sources to waters of the U.S.
- 9-03-26 **Non-Structural BMPs:** Stormwater BMPs that focus on management of pollutants at their source by minimizing exposure to runoff, rather than treating runoff in constructed facilities. Non-structural BMPs are used as source controls.
- 9-03-27 **Part of a larger common plan of development or sale:** A contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules.
- 9-03-28 **Permitted Area, Stormwater Quality Permit:** The area (acre) surrounded by a line which disturbance is allowed to take place. Within an area designated by the boundary line shown on the Erosion and Sediment Control Plan.
- 9-03-29 **Point Source Pollution:** Pollutants from a single, identifiable source such as a factory, refinery, or place of business. In the context of TMDLs, point sources typically include NPDES permitted sanitary wastewater treatment facilities, municipal separate storm sewer systems, and confined animal feeding operations.
- 9-03-30 **Pollutant (as defined by CDPS Regulation 6.3.0[51]):** Any dredged spoil, dirt, slurry, solid waste, incinerator residue, sewage, sewage sludge, sediment, garbage, trash, chemical waste, biological nutrient, biological material, radioactive material, heat, wrecked or discharged equipment, rock, sand, or any industrial, municipal or agriculture waste.
- 9-03-31 **Recalcitrant:** Not responsive to more than two or more instances of non-compliance notices of violation with the Stormwater Quality Regulations.
- 9-03-32 **Redevelopment:** Improvements to an existing developed area, typically involving removal of existing structures and construction of new buildings and associated Infrastructure. Depending on the scale of the redevelopment activity, post-construction stormwater permit requirements may be triggered.

- 9-03-33** **Regulations:** A collection of authoritative rules or orders issued by a government and having the force of law.
- 9-03-34** **Retention Pond:** A BMP consisting of a permanent pool of water designed to treat runoff by detaining water long enough for settling, filtering, and biological uptake. Also known as a wet pond, these ponds may also be designed to have an aesthetic and/or recreational value. These BMPs have a permanent pool of water that is replaced with stormwater, in part or in total, during storm runoff events. Retention ponds require a perennial supply of water to maintain the pool and are typically used on larger sites.
- 9-03-35** **Runoff:** Water in liquid form from rain, melted snow, or irrigation that flows over the land surface.
- 9-03-36** **Sediment:** The solid matter that settles to the bottom of a liquid or remaining after water has evaporated that is deposited by water or wind.
- 9-03-37** **Sediment Control Measures:** Practices that reduce transport of sediment off a site to downstream properties and receiving waters. Sediment controls generally either provide filtration through a permeable media or slow or detain runoff to allow sediment to settle out of the runoff. Sediment controls are measures implemented when erosion has the potential to occur due to ground disturbance.
- 9-03-38** **Small Construction Site:** A construction site that disturbs 1 to <5 acres of area.
- 9-03-39** **Source Controls:** A variety of practices implemented to minimize pollutant transport in runoff by controlling pollutants where they originate and/or accumulate. Representative source controls include good housekeeping measures, landscape management practices, pet waste controls, public education regarding household hazardous waste, covering outdoor storage area, etc.
- 9-03-40** **Spill Prevention Control and Countermeasure (SPCC) Plan:** A written plan and associated graphics prepared for an industrial, commercial or construction operation identifying measures to minimized the likelihood of a spill and to expedite control and cleanup activities should a spill occur.

- 9-03-41 **Stabilization:** To minimize the potential for soil erosion, by promoting uniform cover of all disturbed surfaces, either with a vegetative cover or hard surface cover.
- 9-03-42 **Steep Slope:** A slope that is 3 ft horizontal to 1 ft vertical (3:1) or steeper.
- 9-03-43 **Stormwater:** Precipitation-induced surface runoff.
- 9-03-44 **Stormwater Quality Inspector:** The person or person(s) authorized by the Board of County Commissioners to inspect a construction site for the purpose of determining compliance with the provisions of this chapter of these regulations.
- 9-03-45 **Stormwater Quality Permit:** Adams County’s permit that allows discharges of stormwater to the County’s MS4 that corresponds to the state CDPS permits under the Colorado Water Quality Control Act.
- 9-03-46 **Structural BMPs:** Engineered structures constructed to provide temporary storage or treatment of stormwater runoff.
- 9-03-47 **Systematic Violations:** Regular infringement of the Stormwater Quality Regulations.
- 9-03-48 **Waste Management Controls:** A variety of practices implemented to minimize or prevent contamination of the natural resources present from waste materials.
- 9-03-49 **Waters of the State of Colorado:** Any and all surface waters which are contained in or flow in or through the State of Colorado. This does not include waters in sewerage systems, waters in treatment works of disposal systems, waters in potable water distribution systems, and all water withdrawn for use until use and treatment have been completed. This definition includes water courses that are usually dry.
- 9-03-50 **Waters of the United States:** All waters that are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters subject to the ebb and flow of the tide. Waters of the U.S. include all interstate waters and intrastate lakes, rivers, streams (including intermittent streams), mudflats,

sand flats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds. (See 40 CFR 122.2 for the complete definition).

9-04 **STORMWATER QUALITY REGULATIONS GENERAL INFORMATION**

Protecting the quality of stormwater runoff to State Waters is a priority to Adams County and is required by the Colorado Discharge Permit System (CDPS) Regulations. The regulations described in this chapter are pursuant to Adams County Resolution 2003-02-19-06, Feb. 19, 2003. The Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division (WQCD), through the Municipal Separate Storm Sewer System (MS4) permit issued to Adams County, requires Adams County to control and reduce the discharge of pollutants to protect stormwater quality and to satisfy the appropriate water quality requirements of the Colorado Water Quality Control Act (25-8-101 et. seq., C.R.S) and the Colorado Discharge Permit Regulations (Colorado Regulation No. 61).

9-04-01 **REGULATORY HISTORY**

Congress passed the Clean Water Act in 1972. The Act prohibited the discharge of pollutants to Waters of the United States from any point source, unless the discharge was in compliance with a National Pollutant Discharge Elimination System (NPDES) permit. The focus of the NPDES program was on non-stormwater discharges from industries and municipal wastewater treatment plants.

However, the Clean Water Act was revised in 1987 and defined municipal and industrial stormwater runoff discharges as a “point source”. A two-phase permitting strategy was established to implement the NPDES program for stormwater discharges; classification is based on the 2000 census. Phase I of the NPDES program affected municipal separate storm sewer systems (MS4s) serving a population greater than one hundred thousand (100,000). Phase II of the NPDES program affected MS4s serving a population between ten thousand (10,000) and one hundred thousand (100,000) with urban areas of 1,000 or more people per square mile.

Adams County is included under the Phase II regulations as published in the Colorado Water Quality Control Act Regulation 61, as amended.

9-04-02 **PURPOSE**

Sections 9-02 to 9-09 of the Adams County Stormwater Quality Regulations set forth the minimum criteria to be met on construction sites.

1. The following state regulations are required and ~~what~~ Adams County ~~to~~ must implement them to ensure compliance with the Adams County CDPS Stormwater MS4 Permit COR-090041 Illicit Discharge Detection and Elimination, Construction Site Runoff Control and Post-Construction Runoff Minimum Control Measures.

Illicit Discharge Detection and Elimination – The permittee (Adams County), “must develop, implement, and enforce a program to detect and eliminate illicit discharges into the permittee’s MS4. Illicit discharges do not include discharges or flows from emergency fire fighting activities, or other activities specifically authorized by a separate CDPS permit.”

Construction Site Runoff Control – The permittee (Adams County), “must develop, implement, and enforce a program to reduce pollutants in any stormwater runoff to the MS4 from construction activities that result in a land disturbance of greater than or equal to one acre. Reduction of pollutants in stormwater discharges from construction activity disturbing less than one acre must be included in the program if that construction activity is part of a larger common plan of development or sale that would disturb one acre or more.”

Post-Construction Stormwater Management in New Development and Redevelopment – The permittee (Adams County), “must develop, implement, and enforce a program to address stormwater runoff from new development and redevelopment projects that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale, that discharge into the MS4.”

These Regulations establish stormwater quality design, establishes the use of temporary and permanent structural and non-structural practices, maintenance of such practices and violations of these Regulations.

9-04-03 **GENERAL REQUIREMENTS**

Any person who undertakes or causes to be undertaken any activity, which involves disturbance of the surface of land shall ensure that soil erosion, sedimentation, increased pollutant loads and changes to water flow characteristics resulting from their [activity's activities](#) are controlled so as to minimize pollution of receiving waters.

9-04-04 **QUALIFICATIONS**

Nothing under these Regulations shall be deemed or construed as lessening or modifying the ultimate responsibility of such persons that hold an Adams County SWQ Permit. Nor do the Adams County Stormwater Quality Permit requirements or the Stormwater Quality Regulations imply the assumption of any liability therefore on the part of the County.

Adams County Stormwater Quality Regulations are to be interpreted as minimum standards and regulations. These regulations are not adequate to comply with the requirements of the State CDPS Stormwater Construction Permit.

9-05 STORMWATER QUALITY PERMIT

9-05-01 APPLICABILITY

All construction activity within the MS4 Permitted area that disturbs one (1) or more acres, or is part of a larger common plan of development or sale, shall obtain permit coverage under the Adams County Stormwater Quality Permit (SWQ Permit), as amended. This includes all construction activities.

When a construction site disturbs less than one (1) acre and is not part of a larger common plan of development or sale, neither a SWQ Permit nor an Erosion and Sediment Control Plan is required by the County, however a small site erosion and sediment control plan is required.

A small site erosion and sediment control plan shall be specific to the project site and is required to obtain a County building permit. This plan is a drawing depicting the project site with the locations of all temporary BMPs is required to obtain a building permit. In addition, the associated BMP details to be used shall be included.

Prior to issuing an Adams County SWQ Permit, the applicant must:

1. Submit an Erosion and Sediment Control Plan to Adams County [Public Works Transportation Department](#) for review using the County's Erosion and Sediment Control Plan Template and Details that are recommended in the supplemental stormwater guide, and attach to relevant site plans.
2. Provide a copy of the State CDPS Stormwater Construction Permit Certification page.
3. Provide financial assurance to ensure that the site will achieve final stabilization by submitting the BMP Cost Estimate form.

9-05-01-01 OIL AND GAS SITES

All oil and gas sites shall comply with the Colorado Oil and Gas Conservation Commissions Rules and Regulations, specifically 1000 Series Reclamation Regulations. All oil and gas sites constructed within the County's MS4 permitted area shall comply with and will be inspected by the County for these Stormwater Quality Regulations.

9-05-01-02 COUNTY CAPITAL IMPROVEMENT PROJECTS

All qualified County capital improvement projects are required to obtain a State CDPS Stormwater Construction Permit. To do this, the county shall require contractor's to prepare and implement a Stormwater Management Plan. A County SWQ Permit is waived; however, compliance with the State CDPS Stormwater

Construction Permit shall describe in the project specifications that are part of the project contract.

9-05-02 **AUTHORITY**

Under the County's CDPS MS4 Permit, Adams County requires a stormwater control site plan, otherwise called an Erosion and Sediment Control Plan (ESC Plan). The County ensures that construction activities are in compliance with County Stormwater Quality Regulations by requiring that an ESC Plan be submitted and reviewed for adequacy by the County, and by requiring a copy of the State CDPS Stormwater Construction Permit Certification page prior to receiving a County SWQ Permit.

Enforcement of the Adams County Stormwater Quality Regulations and the County SWQ Permit are the responsibility of the Adams County ~~Public Works~~Transportation Department – Stormwater Regulatory Compliance Unit; refer to Section 9-07-05 Stormwater Quality Regulation Violations.

~~Public Works~~Transportation Department – Stormwater Regulatory Compliance Unit (SRC Unit) is hereby authorized to sign off on the County SWQ Permit and associated County permits (e.g. Building, Right-of-Way, Grading and Drainage, etc.) with a stormwater signature line once all conditions of the development application process have been met as required in Section 9-05 Stormwater Quality Permit.

In order for the SRC Unit to sign off on a Certificate of Occupancy, the associated, overall site shall be in compliance with the Stormwater Quality Regulations. Sites that are under an enforcement action will not receive a sign off by the SRC Unit.

9-05-03 **ILLICIT DISCHARGES**

No person shall cause, allow, or contribute to the discharge of pollutants into the County's MS4 as this constitutes a Stormwater Quality Regulation Violation and a violation of County Ordinance No. 11 Concerning Illicit Discharges to the Waters of the State within Unincorporated Adams County.

Sediment or any other pollutant that goes outside the permitted area is considered a violation of the Stormwater Quality Regulations.

9-05-04 **STORMWATER GUIDANCE**

Throughout these regulations one will find reference to a supplemental stormwater guide. This guidance document is separate from the regulations as it

consists of but not limited to, stormwater details and waste management plan guidance, which is frequently updated to reflect industry standards.

A current copy of this guidance document will be posted on the County's website. If one doesn't have access to the internet, contact the [Public Works Transportation Department](#) Department.

9-05-05 PERMITTEE COMPLIANCE

All County Stormwater Quality Permit holders shall comply with all responsibilities, requirements, terms and conditions of the Stormwater Quality Permit and Adams County Stormwater Quality Regulations provided herein, as amended.

9-05-05-01 SUBMITTALS

Each Stormwater Permit Application shall be submitted to [the Public Works Transportation Department](#) and shall include submittal requirements for said project proposal.

Prior to issuing the Adams County Stormwater Quality Permit (SWQ Permit), the applicant must:

1. Submit an ESC Plan to Adams County [Public Works Transportation Department](#) for review using the County's Erosion and Sediment Control Plan Template and Details in found in the supplemental stormwater guide.
2. Provide a copy of the State CDPS Stormwater Construction Permit Certification page.
3. Provide financial assurance to ensure that the site achieve final stabilization.

9-05-05-02 SITE INSPECTIONS

The Permittee shall perform and document site stormwater inspections at minimum once every fourteen (14) days during active construction and within 24-hrs post-precipitation events that cause surface erosion.

Adams County requires the Permittee to inspect for evidence of, or the potential for, pollutants leaving the construction site permit boundaries, entering into the MS4, or discharging into State Waters. All erosion and sediment control practices identified in the ESC Plan shall be evaluated to ensure that they are installed, maintained and operating correctly.

The Permittee shall make a thorough inspection of their construction site at least once every month once all construction activities have been completed.

9-05-05-03 INSPECTION REPORT/RECORDS

The Permittee shall keep a record of inspections. Inspection reports must identify any incidents of non-compliance with the terms and conditions of the SWQ Permit. At a minimum, the inspection report shall include:

1. Inspection date;
2. Names(s) and titles(s) of personnel making the inspection;
3. Locations(s) of any discharges of pollutants outside the Permit Boundary;
4. Location(s) of BMPs that need to be maintained;
5. Location(s) of BMPs that failed to operate as designed or proved inadequate for a particular location;
6. Location(s) where additional BMPs are needed that were not in place at the time of inspection;
7. Description of all BMP corrective actions and the date corrected; and
8. Document when the BMPs are no longer necessary and are removed; and
9. Signed Certification Statement; and
10. Update the ESC Plan for all changes representing BMPs as it relates to installation, maintenance, removal, replacement, and/or new BMP implementation as required in response to changing site conditions, or when a BMP is determined ineffective as required in Section 9-06-04 ESC Plan Field Changes.

9-05-05-04 REPORTING

Once the construction site has met final stabilization measures, in accordance with Section 9-07-04 Final Construction Site Stabilization and ESC Plan Submittal, the Permittee shall notify the [Public Works Transportation Department](#) - SRC Unit to schedule a Closeout Stormwater Quality Inspection as required in Section 9-05-09 Permit Closeout Notification.

The County reserves the right to request a copy of the ESC Plan, inspection reports and associated documents at any time. A specific time frame will be identified in which the Permittee must submit the requested documentation. If the Permittee fails to provide the requested documentation, a violation will be assessed in accordance with Section 9-07-05 Stormwater Quality Regulation Violations.

9-05-06 STORMWATER QUALITY PERMIT FEES

Stormwater Quality Permit Fees shall be established by resolution by the Board of County Commissioners. The permit and review fees shall be paid at the time of submittal of any SWQ Permits.

9-05-07 FINANCIAL SURETY

Financial surety consisting of an irrevocable letter-of-credit shall be submitted in an amount sufficient to purchase, install and maintain the temporary and permanent erosion and sediment control BMP measures. These measures are represented on both the ESC Plan and Landscape Plan through the ~~Planning Department~~Community and Economic Development Department. Refer to Appendix A for Irrevocable Letter of Credit – Site Improvements application and Irrevocable Letter-of-Credit – Subdivision Improvement application. Surety shall remain in place for a period of one (1) year after ground disturbing construction activities are completed to allow time for re-vegetation to reach final stabilization as required in Section 9-07-04 Final Construction Site Stabilization. If final stabilization is not met within one year upon issuance of a SWQ Permit, then the surety shall be extended until final stabilization is accomplished.

The amount of financial surety for an Adams County Stormwater Quality Permit is based on the industry average cost provided on the BMP Cost worksheet, which includes the BMP as well as installation and maintenance of all the erosion and sediment controls required on a construction site. At a minimum, the financial surety shall not be less than 20% of the site improvements. A copy of the Cost Opinion Worksheet (Worksheet) in supplemental stormwater guide shall be used for preparing the opinion of probable costs for erosion and sediment controls.

The Worksheet shall be filled out completely and submitted as part of the submittal for the SWQ Permit. The probable cost Worksheet will be reviewed for reasonable quantities and costs by Adams County ~~Public Works~~Transportation Department.

9-05-07-01 EXPIRATION OF FINANCIAL SURETY

If the construction of the project or re-vegetation process takes longer than one year, the Permittee shall extend the posted financial surety no less than ninety (90) calendar days prior to the expiration date. Failure to extend the financial surety, for a minimum of one (1) additional year, prior to the ninety (90) day deadline shall result in the County drawing upon the financial surety.

9-05-08 EXEMPTIONS

Exemption from the Adams County Stormwater Quality Permit will be considered for any of the following construction activities in addition to the activities listed in Adams County Ordinance No. 11 Concerning Illicit Discharges to the Waters of the State within Unincorporated Adams County. These construction activities include:

- Agricultural practices including tilling, planting, harvesting, or livestock operations, grazing and animal husbandry
- Pavement maintenance on public and private roadways such as an overlay or pavement patching (temporary BMP installations and applicable ~~county~~County permit(s) will still be required)
- Emergency situations that pose an imminent risk to life or property, such as hazardous waste cleanup operations and emergency fire fighting

- Geotechnical boring investigations and utility potholing
- Emergency utility repairs
- Mowing operations
- Weed control
- Controlled burning
- New fencing installation and maintenance of existing fence
- Erosion abatement projects (unless over 1 ac of disturbance)
- Pavement repair and replacement on public trails

9-05-08-01 MS4 PERMITTEES WITHIN UNINCORPORATED ADAMS COUNTY

All standard and non-standard MS4 permittee's located within unincorporated Adams County are required to obtain an Adams County Stormwater Quality Permit with the condition that proof of state certification for the CDPS Stormwater Construction Permit shall be provided once a contractor is selected.

9-05-09 PERMIT CLOSEOUT

In order to close out an Adams County Stormwater Quality permit, all of the following measures must be met:

- a. Notify the Stormwater Regulatory Compliance Unit as required in Section 9-05-09 Permit Closeout Notification.
- b. When a construction Site is final stabilized, but prior to BMP removal; submit an electronic color copy of the ESC Plan final marked up copy to Adams County [Public Works Transportation Department](#) – SRC Unit with all revisions and markups that update the plan during construction for stabilization.
- c. Provide Construction Site Stabilization Certification and color photo documentation in compliance with Section 9-07-04 Construction Site Stabilization Certification.
- d. BMPs will be removed after the final Closeout Inspection and prior Release of Financial Surety Request has been approved by the SRC Unit.
- e. Provide a copy of the State CDPS Stormwater Construction Permit Inactivation Application.

9-05-10 PERMIT CLOSEOUT NOTIFICATION

Permittee must contact Adams County [Public Works Transportation Department](#) - SRC Unit to set up a Closeout Stormwater Quality Inspection. This notification shall be sent to the [Public Works Transportation Department](#) - SRC Unit via e-mail as indicated on the County SWQ Permit. The [Public Works Transportation Department](#) – SRC Unit must be contacted by the Permittee at least seven (7) business days prior to scheduling the final inspection.

The purpose of the Closeout Inspection is to verify the site is adequately stabilized and/or covered with pavement or structures, per the County accepted plans.

If the Adams County ~~Public Works~~ [Transportation Department](#) - SRC Unit needs to conduct more than one Closeout Inspection, an inspection fee will be assessed for each additional closeout inspection, as approved by resolution, by the Board of County Commissioners.

9-05-10-01 **REMOVAL OF TEMPORARY BMPS**

Once the site has met the final stabilization conditions, as specified in Section 9-07-04 Final Construction Site Stabilization, the remaining temporary BMPs such as perimeter controls, inlet protection, silt fence, etc. shall be removed and disposed of properly.

9-05-10-02 **CONSTRUCTION SITE STABILIZATION CERTIFICATION**

The responsible Adams County Stormwater Quality Permit holder (permittee) shall provide formal notarized certification in accordance with the stabilization certification page found in the supplemental stormwater guide.

The signed, sealed and notarized Stabilization Certification shall be submitted, in electronic form, to Adams County ~~Public Works~~ [Transportation Department](#) - SRC Unit along with documented proof in the form of electronic color photographs, depicting the stabilized site. The photographs must show the materials used for stabilization and that growth of the vegetation is adequate. It must be proved that the vegetation is 70% of pre-disturbance levels and no sediment will erode outside the permitted area. Refer to the supplemental stormwater guide for a copy of the Stabilization Certification Form.

Remove all temporary BMPs in compliance with Section 9-05-09-01 Removal of Temporary BMPs.

9-05-11 **RELEASE OF FINANCIAL SURETY**

Once all conditions as specified in Section 9-05 Stormwater Quality Permit, have been met, the permittee may submit a Release of Surety for the Stormwater Quality Permit Request Application found in Appendix A. This form shall be submitted to Adams County ~~Public Works~~ [Transportation Department](#) SRC Unit.

After ~~Public Works~~ [Transportation Department](#) – SRC Unit has received a completed request form, and adequate documentation, the County Stormwater Quality Program Administrator, or designee, will sign off on the release of financial assurance and the financial assurance will be released.

9-06 EROSION AND SEDIMENT CONTROL PLAN

Adams County requires an Erosion and Sediment Control Plan (ESC Plan) as part of the SWQ Permit that specifically authorizes a project to discharge into the County's MS4.

This Section presents criteria of the ESC Plan. All BMPs shall be designed, implemented and maintained to mitigate soil erosion and subsequent deposition of sediment and pollutants off-site during the period of construction from start of earth disturbance until final stabilization and permanent stormwater quality BMPs are effectively in place.

An ESC Plan must be submitted to the County, for applicable construction sites within unincorporated Adams County, as part of the development review process. The ESC Plan is reviewed by the County for compliance with County Stormwater Quality Regulations.

Review of the ESC Plan for adequacy shall be conducted by the Permittee during construction. Adams County reviews the ESC Plan for completeness with the Adams County Stormwater Quality Regulations only. It shall be understood that additional or revised BMPs will be required, should construction site observation indicate that the ESC Plan is not adequately controlling erosion, capturing sediment, or stormwater runoff from potential pollutant sources.

9-06-01 PLAN PURPOSE

An Erosion and Sediment Control Plan (ESC Plan) is a required item under the Adams County Stormwater Quality Regulations. An ESC Plan identifies and describes appropriate BMPs that will be implemented at the construction site. An ESC Plan shall be prepared in accordance with good engineering and hydrologic pollution control practices.

The main purpose of the ESC Plan is to improve water quality by reducing pollutants in stormwater discharges from construction sites. The ESC Plan describes and ensures implementation, maintenance and inspection of BMPs which, when implemented, will meet the terms and conditions of the County Stormwater Quality Regulations.

An ESC Plan is a detailed plan that shall include:

- BMPs that address erosion control practices, sediment control practices and waste management. These can be temporary or permanent, structural or non-structural BMPs that will be used to prevent erosion, capture sediment, mitigate construction site waste and reduce stormwater pollution.
- Locations of the selected BMPs,
- BMP details, which shall include information regarding BMP descriptions, appropriate uses, design and installation, maintenance and removal information.

9-06-02 PLAN CRITERIA

When preparing an ESC Plan for Adams County, use the Erosion and Sediment Control Template and BMP details included in the supplemental stormwater guide. All ESC Plans shall include all the items outlined in the template.

**9-06-02-01 STRUCTURAL AND NON-STRUCTURAL EROSION CONTROL
BMPS**

The Permittee must control erosion during construction. To control erosion is to control the disturbed ground from moving; to keep the disturbed ground in place. There are five (5) effective keys to erosion control:

1. Minimize disturbed area and protect natural features and soil.
2. Phase construction activity and seeding.
3. Control stormwater flowing onto and through the project.
4. Stabilize soils promptly.
5. Protect slopes.

Refer to the supplemental stormwater guide for details of acceptable erosion control BMPS.

**9-06-02-02 STRUCTURAL AND NON-STRUCTURAL SEDIMENT CONTROL
BMPS**

The Permittee must control the transportation of sediment during construction. To control the transportation of sediment is to control eroded sediment from leaving the disturbed area, i.e. the second line of defense. There are six (6) effective keys to sediment control:

1. Protect storm drain inlets.
2. Establish perimeter controls.
3. Retain sediment on-site and control dewatering practices.
4. Establish stabilized construction entrances/exits.
5. Install, inspect and maintain BMPS.
6. Remove BMP's, when appropriate.

Refer to the supplemental stormwater guide for details of acceptable sediment control BMPS.

9-06-03 SELECTION OF BEST MANAGEMENT PRACTICES

During construction, it is a requirement that temporary structural and non-structural BMPs be installed and maintained in proper working order. The Permittee must ensure that all BMPs are appropriate for the selected application, installed per detail, maintained according to the detail and in an effective working condition.

When selecting a BMP it is imperative that the designer select it for the intended function. It is also important to understand how BMPs function, proper maintenance of the BMP and removal of the BMP.

All temporary structural and non-structural erosion and sediment control BMP measures shall be installed, properly maintained, and removed in conformance with the details presented in the supplemental stormwater guide.

The following BMPs shall not be used in ESC Plan design or field implementation within the County's permitted MS4 vicinity.

- Crushed or recycled concrete used for any vehicle tracking pad/control
- Milled or recycled asphalt used for any vehicle tracking pad/control

9-06-03-01 WASTE MANAGEMENT

Construction activities can introduce a variety of non-sediment pollutants to stormwater runoff. Waste materials, such as discarded building materials and solid waste from construction activities, shall be disposed of properly in a timely manner and removed from the construction site.

Waste materials shall not be buried, dumped or left at the permitted construction site. Waste materials shall not be temporarily placed or stored in the street, alley, or other public right-of-way with the exception of construction located within the public right-of-way.

All materials stored on-site shall be stored in a neat and orderly manner, in their original containers, with original manufacturer's labels. Materials shall not be stored in a location where they may be carried by stormwater runoff into the County's MS4 or State Waters.

The following construction site wastes shall be identified and eliminated from discharging outside the permitted area, into groundwater or into the County's MS4. Include the following details in the ESC Plan using the guidance provided in the supplemental stormwater guide:

1. Covering Outdoor Storage and Handling Areas
2. Spill Prevention, Containment and Control
3. Good Housekeeping

4. Vehicle Maintenance, Fueling and Storage
5. Use of Pesticides, Herbicides and Fertilizers
6. Street Sweeping and Cleaning
7. Storm Sewer System Cleaning

The Permittee shall use supplemental stormwater guide as a reference to create each individual waste plan. Below is a list of individual waste plans that are required as part of the ESC Plan:

1. Solid Waste (e.g. sediment, gravel, compost, building materials, vehicle tracking, construction spoils, trash)
2. Liquid Waste (e.g. oil, gas, tar, hydraulic fluid)
3. Concrete and Paint Washout (e.g. truck chute, associated fixtures and equipment)
4. Sanitary Waste (e.g. worker trash, portable toilets, waste piles and dumpsters, etc.)
5. Chemical Waste (e.g. fertilizers, pesticides, detergents, fuels, solvents, oils, etc.)
6. Contaminated Groundwater Management, if applicable
7. Permitted Construction Dewatering, if applicable

9-06-04 ESC PLAN FIELD CHANGES

It is a requirement of the SWQ Permit that the ESC Plan is kept on the construction site and is updated at all times as construction progresses. It is expected that all ESC Plans will be revised in the field.

The Permittee is responsible for amending the ESC Plan. ESC Plan changes addressing BMP implementation are often required to be made in response to changing site conditions, or when an existing BMP is determined ineffective. ESC Plan revisions to address these changes can be made immediately with quick in-the-field revisions to the ESC Plan.

1. The ESC Plan shall be revised as soon as practicable, but in no case more than 72 hours after change(s) in BMP installation or implementation.
2. A notation shall be include in the ESC Plan prior to the site change(s) that include the time, date and initials of the change(s) in the field and BMP(s) location(s) depicted on the plans.

If the ESC Plan is not up to date, or the Permittee fails to conduct a mandated inspection, it shall be deemed inadequate resulting in County

Stormwater Quality Violations as identified in Section 9-07-05 Stormwater Quality Regulation Violations.

9-06-04-01 DRAINAGEWAY PROTECTION

Drainage control measures protect channels and/or storm sewers during site construction. Acceptable control measures include limiting equipment travel across the waterway; construct a temporary channel crossing or temporary diversion structure as detailed in the supplemental stormwater guide.

9-07 STORMWATER QUALITY SITE INSPECTIONS

All construction activities that are required to obtain an Adams County SWQ Permit and submit an ESC Plan must be inspected by the County Stormwater Regulatory Compliance Unit to ensure compliance with the County's Stormwater Quality Regulations.

Adams County reserves the right to request submittals of documents associated with the Stormwater Quality Regulations, this includes but is not limited to inspection documentation, the modified ESC Plan. The County will identify a time frame that specifies the date in which the Permittee must submit the requested documentation. If the Permittee fails to provide the requested documentation, a violation will be assessed in accordance with Section 9-07-05 Stormwater Quality Regulation Violations.

County inspections shall not be used in place of the inspections that are required under the SRC Permit.

9-07-01 COUNTY STORMWATER QUALITY INSPECTIONS

The focus of the County's stormwater quality inspections is to verify that BMPs are implemented, installed and maintained in accordance with the ESC Plan. Adams County stormwater quality inspections also determine compliance with the County's Regulations. These inspections do not substitute for the Permittee's requirements under the State CDPS Stormwater Construction Permit.

9-07-02 RIGHT OF ENTRY

By signature of the SWQ Permit, the permittee must allow Adams County Stormwater Regulatory Compliance Unit staff the right-of-entry for the following:

1. To enter upon the project premises where a regulated facility or activity is located or in which records are required to be kept under the terms and conditions of the Adams County SWQ Permit.

2. To have access to the project premises to request copies of any records, inspection reports, plans or documentation required to be kept under the terms and conditions of the Adams County Stormwater Quality Regulations.
3. To enter upon the project premises to investigate, within reason, any actual, suspected, or potential source of water pollution, or any violation of the Adams County Ordinance No. 11 or Colorado Water Quality Control Act. The investigation may include, but is not limited to, the following: sampling of any discharge or process waters, the taking of photographs, interviewing associated personnel on alleged violations, and access to any and all facilities or areas within the project premises that may have any effect on the discharge, permit, or alleged violations.

9-07-03 **TYPES OF STORMWATER QUALITY SITE INSPECTIONS**

The County performs the following are types of inspections at construction sites located within unincorporated Adams County's MS4 Permitted area during the construction process.

The SRC Unit is responsible for determining if a Follow-up or Indicator Inspection is needed or if submission of additional information to verify that necessary actions taken to be in compliance are adequate.

9-07-03-01 **COMPLIANCE INSPECTIONS**

Compliance Inspections are conducted by the SRC Unit. The purpose of these inspections is to confirm that the ESC Plan has been implemented, the ESC Plan is updated, inspections by the permittee are being performed, BMPs are implemented according to the accepted ESC Plan, as amended, that BMPs are functioning as intended, and properly maintained.

9-07-03-01-01 **FOLLOW-UP INSPECTIONS**

Follow-up Inspections are conducted by the SRC Unit and are considered to be a reduced level inspection. Follow-up inspections are conducted by the SRC Unit to ensure that measures or requirements from a Compliance Inspection have been complied with or performed. These requirements may involve the cleanup of a discharge, implementing additional or revised BMPs, repairing, reinstalling, or maintaining damaged or non-functioning BMPs, etc.

9-07-03-02 INDICATOR INSPECTIONS

Indicator Inspections can be conducted by a [Public Works Transportation Department](#) inspector. The purpose of an indicator inspection is to assess construction sites for signs of non-compliance. These inspections do not fully assess the adequacy of BMPs or the overall site environmental management.

9-07-03-03 STABILIZATION INSPECTIONS

Stabilization Inspections are conducted by the SRC Unit. Stabilization Inspections occur when construction is complete and the site is in the process of achieving final stabilization conditions.

The purpose of a stabilization inspection is to monitor the vegetative process and BMPs to ensure maintenance by the Permittee.

9-07-03-04 CLOSEOUT INSPECTIONS

Closeout Inspections are conducted by the SRC Unit. Prior to closing out an Adams County SWQ Permit and removing BMPs, the permittee shall contact the SRC Unit to schedule a Closeout Inspection. The Permittee shall contact the SRC Unit at least 3 business days prior to scheduling a Closeout Inspection.

The purpose of a Closeout Inspection is to determine if measures have been taken to stabilize the site prior to closing the SWQ Permit, and prior to release of any financial surety.

9-07-04 FINAL CONSTRUCTION SITE STABILIZATION

Final Construction Site Stabilization means that all ground disturbing activities are complete, and all disturbed areas have either been built on, paved over or are awaiting uniform vegetative cover per County accepted plans.

Prior to closing out the Adams County Stormwater Quality Permit, all the items listed below must be completed in order for the construction site to be considered to have final stabilization.

1. The site has a uniform vegetative cover with a density of at least seventy percent (70%) compared to the original undisturbed site. Such cover is capable of adequately controlling soil erosion, as determined by the Stormwater Regulatory Compliance Unit.
2. Proper installation of all approved, permanent, post-construction stormwater quality BMPs.

3. Removal of all stockpiles of soil, construction material/debris, construction equipment, etc. from the construction site.
4. Streets, parking lots and other surrounding paved surfaces are clean and free of any sediment or debris.
5. Removal of sediment and debris within private drainage facilities, caused by the construction activity; this includes all pollutants. The Permittee shall restore any damaged public infrastructure caused by the Permittee's construction activities.
6. Provide documentation as required by Section 9-05-08 Permit Closeout and Section 9-05-09 Permit Closeout Notification.

9-07-05 STORMWATER QUALITY REGULATION VIOLATIONS

Any person who undertakes or causes to be undertaken any activity, which involves disturbance of the surface of land shall ensure that soil erosion, sedimentation, increased pollutant loads and changes water flow characteristics resulting from the activity are controlled so as to minimize pollution of receiving waters.

9-07-05-01 POLICIES

The following policies apply to enforcement at construction sites within the unincorporated areas of Adams County.

1. It is the policy of Adams County to encourage compliance with the Stormwater Quality Regulations by working with the Permittee during construction.
2. It is the responsibility of the Permittee to provide color photo documentation of the condition of the existing storm sewer system and to identify any sediment or debris in the system prior to the commencement of construction. If the Permittee cannot demonstrate that there was existing sediment or debris in the storm sewer system prior to construction, the Permittee shall clean the storm sewer system affected by the project using acceptable methods.
3. The County will allow the Permittee a reasonable amount of time to take the necessary measures to bring a construction site into compliance with its on-site ESC Plan prior to formal enforcement.
4. The County considers the owner of the land the ultimate responsible party for all construction activities. It is the responsibility of the owner to take all

necessary measures to ensure that the site is in compliance with County, State and Federal statutes, regulations, ordinances and permits.

5. The County has, to the maximum extent practicable, made its Stormwater Quality Regulations consistent with State requirements for construction activities as mandated by the CDPS Stormwater MS4 Permit COR-090000. In the event of conflicting requirements, the most stringent or restrictive shall govern.

9-07-05-02 VIOLATIONS

Adams County complies with Colorado Revised Statute, Title 30 Government – County to enforce the Stormwater Quality Regulations specifically, 30-15-401.11, CRS et. seq. These regulations allow the County to enforce upon a Permittee or violator of these regulations to compel the abatement of any condition that caused or contributes to a violation of the Adams County Stormwater Quality Regulations.

The following items are considered a violation of the Adams County Regulations or Adams County Ordinance No. 11 Concerning Illicit Discharges to the Waters of the State within Unincorporated Adams County.

- A. Conducting Permit Covered Activity without a County SWQ Permit.
- B. Failure to prepare an Erosion and Sediment Control Plan.
- C. Deficient Erosion and Sediment Control Plan.
- D. Failure to install, maintain or properly select Best Management Practices.
- E. Failure to perform required inspections of the permitted construction site.
- F. Failure to submit requested documentation.
- G. Failure to adequately respond to the SRC Unit’s findings as designated by a Compliance Inspection Notification.
- H. Failure to conduct a mandated inspection or to update the Erosion and Sediment Control Plan adequately to reflect site conditions.
- I. Pollution, contamination or degradation of stormwater quality caused by work outside of the Adams County Stormwater Quality Permit boundary.
- J. An illicit discharge into the County’s Municipal Separate Storm Sewer System.

Table 9-14 Enforcement – Sheet A

SWQ Violation	Findings Summary	Enforcement Level	Result
Violation 9-07-05-02 A. Conducting Permit Covered Activity without a County SWQ Permit	Permittee has failed to obtain a County Stormwater Quality Permit prior to construction activities commence.	Level 1 - Notification	Warning – Certified Compliance Advisory specifying time frame to submit a complete permit and documentation Work will be suspended until permit has been issued
		Level 2 – Violation	Stormwater Quality Violation – Notification of Violation Work will be suspended until permit has been issued
		Level 3 – Chronic and Recalcitrant Violation/s	Civil Action – Notification of Compliance Order Work will be suspended until permit has been issued
Violation 9-07-05-02 B. Failure to prepare an Erosion and Sediment Control Plan	Permittee has failed to prepare an Erosion and Sediment Control Plan in which erosion and sediment control and waste management measures have been designated and detailed.	Level 1 - Notification	Warning – Certified Compliance Advisory specifying time frame to submit a complete permit Work will be suspended until permit has been issued
		Level 2 – Violation	Stormwater Quality Violation – Notification of Violation. Work will be suspended until permit has been issued
		Level 3 – Chronic and Recalcitrant Violation/s	Civil Action – Notification of Compliance Order. Work will be suspended until permit has been issued
Violation 9-07-05-02 C. Deficient Erosion and Sediment Control Plan	Permittee’s ESC Plan does not have erosion and sediment controls or waste management measures to adequately mitigate waste, prevent erosion or capture sediment.	Level 1 - Notification	Warning – Compliance Inspection Notification Findings
		Level 2 – Violation	Stormwater Quality Violation – Notification of Violation
		Level 3 – Chronic and Recalcitrant Violation/s	Civil Action – Notification of Compliance Order
Violation 9-07-05-02 D. Failure to install, maintain or properly select Best Management Practices	Permittee’s BMPs are not installed per accepted detail, not maintained as specified on the accepted detail, or has misused a BMP as specified on the accepted detail.	Level 1 - Notification	Warning – Compliance Inspection Notification Findings
		Level 2 – Violation	Stormwater Quality Violation – Notification of Violation
		Level 3 – Chronic and Recalcitrant Violation/s	Civil Action – Notification of Compliance Order
Violation 9-07-05-02 E. Failure to perform required inspections of the permitted construction site.	Permittee has failed to perform inspections in accordance with the County Standards and Regulations.	Level 1 - Notification	Warning – Compliance Inspection Notification Findings
		Level 2 – Violation	Stormwater Quality Violation – Notification of Violation
		Level 3 – Chronic and Recalcitrant Violation/s	Civil Action – Notification of Compliance Order

*SRC Unit will not sign off on a Certificate of Occupancy if a construction site is in violation of the County Stormwater Quality Regulations. Enforcement is compliant with CRS 30-15-401.11

Table 9-14 Enforcement – Sheet B

SWQ Violation	Findings Summary	Enforcement Level	Result
Violation 9-07-05-02 F. Failure to submit required/requested reports or documents	Permittee has failed to provide the requested documentation to the County by the designated date.	Level 1 - Notification	Warning – Compliance Inspection Notification Findings
		Level 2 – Violation	Stormwater Quality Violation – Notification of Violation
		Level 3 – Chronic and Recalcitrant Violation/s	Civil Action – Notification of Compliance Order
Violation 9-07-05-02 G. Failure to adequately respond to the SRC Unit’s findings as designated by the Compliance Inspection Notification	Permittee has failed to mitigate findings as documented by the Compliance Inspection Notification.	Level 1 - Notification	Warning – Compliance Inspection Notification Findings
		Level 2 – Violation	Stormwater Quality Violation – Notification of Violation
		Level 3 – Chronic and Recalcitrant Violation/s	Civil Action – Notification of Compliance Order
Violation 9-07-05-02 H. Failure to maintain the Erosion and Sediment Control Plan to reflect current site conditions	Permittee has failed to update the Erosion and Sediment Control Plan to reflect site conditions within 72 hours after change(s) in BMP installation or implementation occur at the site with adequate notations.	Level 1 - Notification	Warning – Compliance Inspection Notification Findings
		Level 2 – Violation	Stormwater Quality Violation – Notification of Violation
		Level 3 – Chronic and Recalcitrant Violation/s	Civil Action – Notification of Compliance Order
Violation 9-07-05-02 I. Pollution, contamination or degradation of stormwater quality caused by working outside of the County SWQ Permit boundary	Permittee has failed to contain all construction activities or pollutants within the SWQ Permit boundary.	Level 1 - Notification	Warning – Compliance Inspection Notification Findings
		Level 2 – Violation	Stormwater Quality Violation – Notification of Violation
		Level 3 – Chronic and Recalcitrant Violation/s	Civil Action – Notification of Compliance Order
Violation 9-07-05-02 J. An illicit discharge into the County’s Municipal Separate Storm Sewer System	Permittee has allowed pollutants to enter into the County’s Municipal Separate Storm Sewer System.	Level 1 - Notification	Stormwater Quality Violation – Notification of Violation
		Level 2 – Violation	Civil Action – Notification of Compliance Order
		Level 3 – Chronic and Recalcitrant Violation/s	SWQ Permit Revocation

*SRC Unit will not sign off on a building permit if a construction site is in violation of the County Stormwater Quality Regulations. Enforcement is compliant with CRS 30-15-401.11.

9-08 POST – CONSTRUCTION RUNOFF REGULATIONS

A form of permanent structural post-construction BMP to improve stormwater quality is required for development or redevelopment that disturbs 1 acre or greater or part of a larger development or sale that is located within the County’s MS4 Permitted area. This section contains guidance for the selection and placement of permanent structural BMPs for new development and redevelopment in addition to insure the post-construction maintenance of the BMPs.

9-08-01 APPLICABILITY

All sites located within unincorporated Adams County that include a total development/redevelopment area of disturbance consisting of one acre or larger for which stormwater quantity detention is required, must provide permanent structural BMPs. Water Quality Capture Volume (WQCV) must be incorporated into the stormwater quantity detention as discussed later in this section. Other permanent BMPs may also be required as appropriate.

9-08-02 ACCEPTABLE METHODS

The County allows the following types of stormwater quality permanent Best Management Practices (BMPs), as amended.

- Grass Buffer
 - Grass Swale
 - Extended Detention Basin
 - Retention Pond – refer to section 9-01-12 if no discharge
 - Outlet Structures

See the supplemental stormwater guide for design criteria of these permanent BMPs. Other stormwater quality post-construction BMPs will be considered on a case by case basis.

9-08-03 PROPRIETARY AND ALTERNATIVE BMPS

The technology of BMPs is constantly changing. New innovations are being developed and existing technologies are being refined to be more effective. The BMPs included in these standards and regulations are not meant to be comprehensive. Should the owner or engineer desire to use BMPs other than those recommended in these standards and regulations, it will be necessary to

provide documentation that adequately demonstrates an alternative BMP option can effectively control stormwater runoff quality. Proprietary and alternative BMP options will be reviewed on a case-by-case basis. Demonstration of proprietary and alternative BMPs

9-08-04 OPERATIONS AND MAINTENANCE OF PERMANENT BMPS

An important part of water quality facilities management is the continued maintenance of post-construction BMP facilities to ensure they function as designed.

For example, maintenance may include lawn mowing and care, debris and litter removal, erosion mitigation, structural repairs, mosquito control, and sediment removal. Such tasks as these mentioned are necessary to preclude the facility from becoming unhealthy and to retain the effectiveness of the permanent BMP.

The property owner is responsible for the maintenance of all privately owned drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, emergency spillways, detention basins, retention basins, etc. located on private land unless modified by the subdivision development agreement.

9-08-04-01 MAINTENANCE REQUIREMENT

The County requires maintenance of private storm drainage facilities, to include post-construction BMPs. This maintenance requirement shall be clearly stated within plat notes or in a separate warranty deed for the property in question. Refer to Appendices D Maintenance Easement for the language that must be included in applicable plats or warranty deeds.

9-08-04-02 MAINTENANCE ACCESS

Adams County requires that maintenance access be provided to storm drainage facilities to assure continuous operational capability of the system. Should the property owner fail to adequately maintain said facilities, the County shall have the right to enter said land for the purposes of repair or maintenance. Such repair or maintenance costs shall be assessed to the property owner.

9-08-05 POST-CONSTRUCTION VIOLATIONS

Adams County complies with Colorado Revised Statute, Title 30 Government – County to enforce the Stormwater Quality Regulations specifically, 30-15-401.11, CRS et. seq. These Regulations allow the County to enforce measures

to compel the abatement of any condition that caused or contributes to a violation of the Adams County Stormwater Quality Regulations.

The following items are considered a violation of the Adams County Regulations or the Adams County Ordinance No. 11.

- A. Failure to maintain Post-Construction BMPs to reflect approved site conditions. Maintenance includes:
 - 1) Lawn mowing and care
 - 2) Debris and/or litter removal
 - 3) Erosion mitigation
 - 4) Structural repairs to drainage facilities
 - 5) Mosquito control
 - 6) Sediment removal

9-09 APPEALS

9-09-01 PURPOSE

The purpose of this Section is to detail the steps and requirements for appeals from a Notice of Violation by the ~~Department of Public Works~~Transportation Department to ensure these standards, regulations and Ordinance No. 11 are administered properly and consistently with the policies adopted by the County.

9-09-02 APPLICABILITY

This appeals process is applicable to County Ordinance No. 11 (hereafter referred to as Ordinance) to include and ensure proper maintenance of post-construction BMPs and the Illicit Discharge Detection and Elimination Minimum Control Measure to meet the requirements of the County's CDPS Stormwater MS4 Permit.

All appeals from a Notice of Violation by ~~Department of Public Works~~the Transportation Department must be processed in accordance with this Section. The Board of County Commissioners shall have the authority to hear and decide appeals by any aggrieved person where it is alleged there is an error in the ~~Department of Public Works~~Transportation Department determination.

9-09-03 TIME LIMITATIONS

The notice of appeal must be received within ten (10) calendar days from the date of the Notice of Violation that was issued or rendered by ~~Department of Public Works~~the Transportation Department. The ~~Public Works Director~~Director of the

Transportation Department may waive or extend this deadline only upon finding the person filing the appeal received insufficient or constructive form of notice of the violation being appealed. Failure to file the appeal in a timely manner shall constitute a waiver of any rights to appeal under this Ordinance.

A public hearing on the appeal before the Board of County Commissioners shall take place within forty-five (45) days from the date of receipt of a complete notice of appeal. The decision of the Board of County Commissioners shall be final.

9-09-04 APPEAL REVIEW PROCEDURES

An appeal is initiated by submitting a completed appeal application form to the ~~Public Works Director~~Director of the Transportation Department. An appeal shall be processed through a public hearing before the Board of County Commissioners (See Steps 1 through 9 below). The Board of County Commissioners shall grant the appeal, modify the ~~Department of Public Works~~The Transportation Department determination, or deny the appeal based on consideration of the staff report, the evidence from the public hearing, and compliance with this Ordinance.

9-09-05 APPEAL REVIEW STEPS

The processing of an appeal shall be according to, in compliance with, and subject to the provisions contained in Steps No. 1 through 9 (Attachment B-17) of the Notice of Violation review procedures as follows:

1. Conceptual Review:

Applicable.

2. Appeal Application Submittal:

Applicable. All items or documents required for an appeal including ten (10) copies of the following information shall be submitted to the ~~Public Works Director~~Director of the Transportation Department at least thirty (30) days prior to the first open Board of County Commissioners public hearing agenda.

- Review Fee of one-hundred dollars (\$100) made payable to Adams County
- Applicant Information
 - a. Name
 - b. Address, City, State and Zip Code
 - c. Phone Number
 - d. Second Phone Number (Fax, cell, etc. please specify)
 - e. E-mail

- Description of Site
 - a. Address, City, State and Zip Code
 - b. Area Disturbed (acres)
 - c. Tax Assessor Parcel Number
 - d. Existing Zoning
 - e. Existing Land Use
 - Justification
 - a. Written explanation of the appeal and a general overview of the issues. The explanation shall include written statements regarding each of the items appealed.
 - Certification Statement
 - a. “I hereby certify that I am making this appeal as the owner of the above described property, or acting under the authority of the owner (attach authorization, if not the owner). I am familiar with all pertinent requirements, procedures, regulations, and fees of the County. I understand that the review fee is non-refundable. All statements made in this appeal are true to the best of my knowledge and belief.”
 - b. Owner Printed Name and Date
 - c. Owner Signature
 - d. Notarized.
3. Determination of Violation Severity:
- Applicable. The ~~Public Works Director~~Director of the Transportation Department shall certify in writing to the Board of County Commissioners that a stay poses an imminent peril to life or property or would seriously interfere with the enforcement of this ordinance. The Board of County Commissioners shall review the certification and may override the stay of further proceedings.
4. Staff Report:
- Applicable. Copies of all written materials required for the appeals process to decide the appeal that are transmitted to, or in the possession of, the ~~Public Works Director~~Director of the Transportation Department shall be incorporated into the staff report given to the Board of County Commissioners, in which the appeal from the ~~Public Works~~Transportation Department administrative decision shall be judged upon given the documented reasons.
5. Public Notice:

Applicable. Public notice of the Public Hearing will be sent to adjacent property owners a minimum of ten (10) days prior to the Public Hearing.

6. Standards:

Applicable.

7. Conditions of Approval:

Applicable.

8. Amendments:

Applicable.

9-09-06 **CRITERIA FOR APPROVAL**

The Board of County Commissioners, in granting an appeal or modifying the ~~Public Works Director~~Director of the Transportation Department's determination, shall have all the powers of the ~~Public Works Director~~Director of the Transportation Department. In making its decision to grant an appeal or modify a determination, the Board shall find error in the application of this Regulation and/or Ordinance on the part of the ~~Public Works Director~~Director of the Transportation Department. The decision concerning the appeal shall set forth the basis of the Board of County Commissioners decision.

9-09-07 **ACTION BY THE PUBLIC WORKS DIRECTORDIRECTOR OF THE TRANSPORTATION DEPARTMENT AND FOLLOWING THE GRANT OF AN APPEAL**

Upon the granting of an appeal or modification of the ~~Public Works Director~~Director of the Transportation Department's determination by the Board of County Commissioners, the ~~Public Works Director~~Director of the Transportation Department shall send a letter of decision to the applicant. The letter of decision shall describe in detail the grant of appeal approved by the Board of County Commissioners.

9-09-08 **EFFECT OF APPROVAL**

The Applicant shall be subject to all permits required by federal, state and local regulations. All orders, decisions, determinations, and interpretations made under those permit procedures shall be consistent with the reversal or modification granted to the appellant.

REFERENCES

Colorado Department of Public Health and Environment. CDPS General Permit – Stormwater Discharges Associated with Municipal Separate Storm Sewer Systems, as amended.

Colorado Department of Public Health and Environment. CDPS General Permit – Stormwater Discharges Associated with Construction Activity, as amended.

Colorado Department of Public Health and Environment. Colorado’s Phase II Municipal Guidance. October 2001.

Colorado Department of Public Health and Environment. Table 4 Enforcement Response Guide

Urban Drainage and Flood Control District. Urban Storm Drainage Criteria Manual, Volume 3 – Best Management Practices. June 2002 revised, November 2010, as amended.

CHAPTER 10—SPECIAL DISTRICT GUIDELINES AND REGULATIONS

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Chapter 10—SPECIAL DISTRICT GUIDELINES AND REGULATIONS

10-01 PURPOSE

This Chapter identifies the requirements for submittals and the procedures for review of Special District service plans in unincorporated Adams County.

10-02 POLICIES

These policies are the basis for these Special District standards and regulations:

1. Adams County encourages land development to occur in the incorporated areas of the County.
2. The creation of one (1) multi-purpose Service District is preferred over the proliferation of single-purpose Districts.
3. Before any service plan for the creation of a Title 32 District will be reviewed by the County, service provision from all existing service providers should be investigated to examine if the proposed services are available from other service providers.
4. If land development does occur in an unincorporated area, Adams County encourages service provision be acquired through an existing service provider by agreement or inclusion. The County recognizes, however, that in certain circumstances a new Special District may be the most logical and economical alternative for service. If this is the case, the County advocates the formation of a Metropolitan District.
5. Adams County will only consider in public hearing complete service plans as defined in these standards and regulations.
6. Adams County promotes cooperation with other governmental jurisdictions in the planning process and in the service plan review process.
7. When a new Special District is proposed in partner with a Planned Unit Development, the proposed District formation should be coordinated with the Planned Unit Development application.

10-03 RELATIONSHIP TO COLORADO REVISED STATUTES

These standards and regulations correspond to C.R.S. Sections 32-1-201 to 208, and are designed to be used with and as an addition to the Colorado Revised Statutes.

10-04 **SCOPE**

These standards and regulations apply to all service plans for those Special Districts that propose to have any portion of the District located in unincorporated Adams County.

10-05 SUBMITTAL AND REVIEW PROCESS

The submittal and review process will follow the sequence of actions listed below. This process corresponds to C.R.S. Section 32-1-202 (1), concerning the filing of the service plan which states:

10-05-01 SUBMISSION OF SERVICE PLAN REQUIRED

Persons proposing the organization of a Special District, except for a Special District which is contained entirely within the boundaries of a municipality shall submit a service plan to the Board of County Commissioners of each county which has territory included within the boundaries of the proposed Special District prior to filing for the organization of the proposed Special District in any District Court.

10-05-02 REVIEW OF A SERVICE PLAN

10-05-02-01 REVIEW AUTHORITY

Authority of the Board of County Commissioners: In review of a service plan, C.R.S. Section 32-1-203 gives the Board of County Commissioners the authority:

1. To approve without condition or modification the service plan submitted;
2. To disapprove the service plan submitted; or
3. To conditionally approve the service plan subject to the submission of additional information relating to or the modification of the proposed service plan.

10-05-02-02 REVIEW CRITERIA

C.R.S. Section 32-1-203 (2) of the state statutes also lists two (2) sets of review criteria the Board of County Commissioners must consider in their decision.

10-05-02-02-01 *REQUIRED FINDINGS*

The Board of County Commissioners shall disapprove the service plan unless evidence satisfactory to the Board of each of the following is presented:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District;
2. The existing service in the area to be served is inadequate for present and projected needs;

3. The proposed Special District is capable of providing economical and sufficient service to the area within its proposed boundaries; and
4. The area to be included in the proposed Special District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

10-05-02-02-02 *DISCRETIONARY FINDINGS*

The Board of County Commissioners may disapprove the service plan if evidence satisfactory to the Board of any of the following, at the discretion of the Board, is not presented:

1. Adequate service is not, or will not be, available to the area through the County, other existing municipal or quasi-municipal corporations, including existing Special Districts, within a reasonable time and on a comparable basis;
2. The facility and service standards of the proposed Special District are compatible with the facility and service standards of each county within which the proposed District is to be located and each municipality which is an interested party under C.R.S. Section 32-1-204 (1);
3. The proposal is in compliance with a master plan adopted pursuant to C.R.S. Section 30-28-106;
4. The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and
5. The creation of the proposed District will be in the best interest of the area proposed to be served.

10-05-02-03 *REVIEW STEPS*

The service plan submittal and review process will follow these eight steps:

10-05-02-03-01 *REVIEW STEP 1*

Persons proposing the formation of a Special District (the applicant) shall contact the Director of ~~Planning and~~ Community and Economic Development in the early stages of the proposal for a pre-application conference. This conference is used to identify any concerns early in the process and to evaluate the feasibility of the proposed service plan.

10-05-02-03-02 REVIEW STEP 2

After attending the pre-application conference, and after the applicant has gathered and prepared the appropriate materials, the applicant shall submit six (6) copies of a draft service plan to the Director of Planning and Community and Economic Development.

10-05-02-03-03 REVIEW STEP 3

The District Review Team shall review the draft service plan for consistency with the Colorado Revised Statutes and these standards and regulations. The Director of Planning and Community and Economic Development will forward any comments from the District Review Team to the applicant within thirty (30) days. These comments may include suggested changes concerning format, content and adherence to the state statutes and county regulations.

10-05-02-03-04 REVIEW STEP 4

After reviewing the comments, the applicant shall submit one (1) copy of the service plan to the Office of the Adams County Clerk and Recorder and twenty (20) copies of the service plan and the required application fee to the Director of Planning and Community and Economic Development.

10-05-02-03-05 REVIEW STEP 5

The Director of Planning and Community and Economic Development shall refer the service plan to all municipalities and existing Special Districts, within a radius of three (3) miles from the boundaries of the proposed District. In addition, in support of Adams County's policy to coordinate land development planning, the service plan shall be referred to any municipality whose Intergovernmental Agreement with the County includes any part of the area proposed to be in the District, and to the appropriate School District or Districts for information and comment. The District Review Team shall review the service plan and shall submit all comments, findings and recommendations, including those from referral agencies, in the form of a staff report to the applicant, the Planning Commission and the Board of County Commissioners. It is understood the applicant can withdraw the service plan at any time during this process.

10-05-02-03-06 REVIEW STEP 6

A hearing will be scheduled before the Planning Commission at which hearing the Planning Commission shall consider the service plan and recommend denial, conditional approval, or approval to the Board of County Commissioners. A recommendation shall be forwarded to the Board of County Commissioners within thirty (30) days after the service plan was filed with the

Adams County Clerk and Recorder. A proposed health service district or health assurance district shall not be referred to the Planning Commission and shall instead follow Review Step 7.

10-05-02-03-07 REVIEW STEP 7

~~The Department will schedule a public hearing before the Board of County Commissioners according to C.R.S. Section 32-1-202 (1).~~ At the next regular meeting of the Board of County Commissioners immediately at least ten days after the final Planning Commission action on the service plan (or filing of the service plan with the Adams County Clerk and Recorder for health service and health assurance districts), following the filing of a service plan with the Office of the Adams County Clerk and Recorder, the Board of County Commissioners shall ~~set a date~~ schedule a public hearing for a date within thirty (30) days of such meeting ~~for a public hearing onto hear~~ the service plan of the proposed Special District.

10-05-02-03-08 REVIEW STEP 8

The Board of County Commissioners shall consider the service plan at public hearing and shall deny, conditionally approve, or approve the service plan. If the Board of County Commissioners finds sufficient information has not been presented at the scheduled hearing, the Board may continue the hearing on the service plan for a period not to exceed thirty (30) days unless the proponents of the special district and the Board of County Commissioners until a subsequent hearing date mutually agree to continue the hearing for a longer period upon by the Board and the applicant.

10-05-03 CONTENTS OF THE SERVICE PLAN

The county requirements include each of the items listed in C.R.S. Section 31-1-202 (2), and the further specifications stated in these standards and regulations.

10-05-03-01 RELATIONSHIP BETWEEN SUBMITTAL REQUIREMENTS AND REVIEW CRITERIA

In order to assist the applicant in the preparation of the service plan, the County offers some examples of how it may review the criteria from the state statutes. It is important the applicant understands the relationship between the submittal requirements and the review criteria.

1. Projected need for the District may be determined by the zoning and by reasonable market projections.

2. The map of the proposed District and the explanation of services may be used to review the criterion to determine if the existing service to the area is inadequate.
3. Sufficient service may be evaluated through an examination of the site plan and the description of the facilities, including standards and cost estimates. Economical service may be evaluated through an examination of the financial plan and the cost estimates.
4. The financial abilities of the District may be evaluated by examining the financial plan and by determining if the financial plan includes reliable and reasonable projections of market performance. For Districts of certain size and impact, a market study may be the appropriate vehicle to demonstrate the validity of the District's development assumptions.
5. In evaluating the criterion that adequate service will not be available through other means, the County may take into consideration the distance of the proposed District from existing service providers and the expansion and/or master plans of those providers in examining the provision of service in a "reasonable time". Also important in the evaluation of this criterion is the information concerning the investigation of all service provision alternatives. In evaluating services on a "comparable basis", the review may be similar to that for the review of "economical and sufficient service".
6. The detailed explanation of the facilities and improvements may be used to review the criterion to determine if the proposed standards of the District are compatible with existing standards. The applicant needs to demonstrate that the planned improvements the District proposes to make, such as roads and water and sewer lines, meet the specifications of the County, existing Special Districts, and any interested party.
7. The proposed District must be in conformance with the Adams County Comprehensive Plan as well as the master plans of any applicable city, which is an interested party. If proposed Districts are to be located in areas included in an Intergovernmental Agreement between Adams County and one of the municipalities in the County, the service plan will be evaluated in terms of said agreement.
8. The current Clean Water Plan prepared through the Denver Regional Council of Governments and adopted by the Water Quality Control Commission is the official long-range water quality management plan for Adams County and will be used to satisfy this criterion.
9. The "best interest" may be evaluated by reviewing the service plan and comparing it to other viable alternative means of providing the proposed services. This review may take into consideration the master plans of the municipalities in the area, the plans for existing Special Districts, and the plans for any water user associations or other providers.

10-05-03-02 **STATE REQUIREMENTS**

~~The state requires certain information to be included in the service plan: The service plan shall include all requirements as stated in C.R.S. 32-1-202(2).~~

- ~~1. A description of the proposed services;~~
- ~~2. A financial plan showing how the proposed services are to be financed;~~
- ~~3. A preliminary engineering or architectural survey showing how the proposed services are to be provided;~~
- ~~4. A map of the proposed Special District boundaries and an estimate of the population and valuation for assessment of the proposed Special District;~~
- ~~5. A general description of the facilities to be constructed and the standards for such, including a statement of how the facility and service standards of the proposed Special District are compatible with facility and service standards of any county within which all or any portion of the proposed Special District is to be located, and of any municipalities which are interested parties pursuant to C.R.S. Section 32-1-204 (1);~~
- ~~6. A general description of the estimated cost of acquiring land, engineering services, legal services, administrative services, initial proposed indebtedness and estimated proposed maximum interest rates and discounts, and other major expenses related to the organization and initial operation of the District;~~
- ~~7. A description of any arrangement or proposed agreement with any political subdivision for the performance of any services between the proposed Special District and such other political subdivision and, if the form contract to be used is available, it shall be attached to the service plan;~~
- ~~8. Information, along with other evidence presented at the hearing, satisfactory to establish each of the criteria set forth in C.R.S. Section 32-1-203, if applicable, is met; and~~
- ~~9. Such additional information as the Board of County Commissioners may require by resolution on which to base its findings pursuant to C.R.S. Section 32-1-203.~~

10-05-03-03 **COUNTY REQUIREMENTS**

10-05-03-03-01 **STANDARDS OF PREPARATION**

In addition to its contents, the service plan should meet the standards required of a professionally prepared document. The narrative should be presented clearly; any maps or other graphics should be legible and contain explanatory legends, titles, and text. The plan should contain a table of contents, be well

organized, and clearly demonstrate it meets the requirements as stated in the state statutes and in these regulations.

10-05-03-03-02 COUNTY SUBMITTALS

10-05-03-03-02-01 *Description of the District*

The plan shall include an explanation of the proposed services and a discussion of the criteria, such as buildout rate or market conditions, which would be used to determine when and if certain services are to be supplied. This requirement is similar to the requirement of the financial plan (below), which asks for a description of any phasing plans.

10-05-03-03-02-02 *The Financial Plan*

This is the most important Section of the service plan. All figures shall be in constant dollars. The financial plan shall contain but is not limited to:

1. A letter from the person or organization responsible for the financial plan evaluating the financial and economic presentation and identifying sources and methods used in estimating interest rates, buildout rates, mill levy, and other data included in the plan.
2. A development anticipation section, which describes development projections in amount, time, type, and value. These projections should be supported by a market research report and an opinion letter from a market analyst acceptable to Adams County.
3. A pro forma with a year by year listing for the period of expected indebtedness beginning with the expected date of District formation. The pro forma shall include a detailed description of all funding mechanisms to be employed by the District. This pro forma shall list individual yearly totals for bond issues, debt service, operating and maintenance expenses, legal and administrative expenses, capital expenses, buildout rate, assessed valuation, mill levy, facility fees, other fees, and all other costs and revenues. Any extraordinary or one-time expenses shall be explained.
4. Maximum bonded indebtedness proposed to be incurred by the District and justification for said amount of indebtedness. Because the issuance of bonds by one entity may adversely affect the bond rating of another entity due to overlapping debt, the plan shall contain a list of indebtedness for all cities, counties, and Special Districts within which the proposed District will be included.
5. A description of the scheduling and phasing of improvements and their relationship to the financial stability of the District.

6. If the financial plan identifies any contributions by the developer to the District, any agreement between the developer and the proposed District explaining the developer's financial participation shall be included.
7. A description of the flexibility, which has been built into the financial plan, including alternative means of repaying the debt, if the estimated revenue stream is not realized.
8. A description of the total cost of improvements proposed in the development and the percentage of those improvements to be financed by the proposed District.
9. A list of mill levies and other fees for Districts supplying similar services for a similar market located in the region.
10. The maximum mill levy proposed by the District.
11. The total of all mill levies currently imposed on property within the proposed District.

10-05-03-03-02-03 ***Site Plan***

This plan shall show the entire boundary of the proposed District and clearly delineate the location of any current improvements within the proposed District boundaries, any improvements planned by the District, and any development currently built or planned to be built within the District:

1. The sheet size shall be 18" vertical by 24" horizontal with a scale of 1" = 200' or other scale as approved by the Director of ~~Planning and Community and Economic~~ Development.
2. Noted on the plan, shall be the date of preparation and last revision, and clear identification of the location of proposed services and/or improvements, and the names of abutting subdivisions (in the case of unplatted land the word "unplatted" shall appear).

10-05-03-03-02-04 ***Map of the Proposed District***

There shall be included in the service plan a map of the proposed District and the surrounding area.

1. The map shall be legible, shall contain explanatory legends, titles and text and shall show the District boundaries and the relationship of the proposed District to the surrounding area within a three (3) mile radius. The map shall identify all municipalities and existing Special Districts within said radius. Also identified on this map or

on a separate map shall be the existing zoning within the proposed District and the zoning for properties within a three (3) mile radius.

2. Accompanying the map shall be a list of the services proposed to be supplied by the District provided by each of the municipalities and Special Districts shown on the map.

10-05-03-03-02-05 ***A Complete Description of any Facilities to be Constructed***

Though the construction costs are summarized in the financial plan, under this requirement detailed descriptions and cost estimates for all the facilities and improvements shall be included. All materials and labor costs for each planned facility shall be estimated and the facilities shall be shown to be compatible with the standards of Adams County and each interested party as defined in C.R.S. Section 32-1-203 (b).

10-05-03-03-02-06 ***Service Agreements***

The applicant shall provide a copy of any signed, proposed, or promised service agreements between the District and any municipality, District, or other existing or proposed service provider, and shall contact all service providers in a three (3) mile radius by certified mail in a form to be approved by the District Review Team.

10-05-03-03-02-07 ***Additional Information***

1. If the proposed Special District is being formed in partner with a Planned Unit Development, the service plan review process and the Planned Unit Development review process should be coordinated. The review processes should occur concurrently and the proposed District should be identified as a service provider in the Planned Unit Development application.
2. An explanation of the proposed District's policy for inclusion which provides objective procedures for the determination of costs, standards and criteria to allow the orderly extension of services to developable adjacent lands.
3. A list of the persons or organizations responsible for each Section of the service plan to include the name and telephone numbers of the engineer, the legal counsel, the developer, and the financial analyst.
4. A legal description of the area to be included in the proposed Special District.
5. A list of all persons, corporations, and other private or public entities involved in the formation of this District and an

explanation of the role played by each of those involved, and a discussion of the entities' previous work in Adams County or the region related to District and land development.

6. A list of owners of real property within and adjacent to the proposed District.
7. Proof of ownership of all property within the District. If the proposed District includes any property owned by someone other than the petitioners, evidence of such owners' consent to the formation of the District shall be provided in a form acceptable to Adams County.

10-05-03-03-02-08 *Special Review Fee*

In addition to the processing fee, the applicant must make a deposit with the County for payment of reasonable direct fees for special review of the service plan in the amount provided for by state statute, Section 32-1-202(3), Colorado Revised Statutes, as amended.

10-06 ANNUAL REPORT

This report will take the form of a survey mailed out to each of the Districts by the Director of ~~Planning and~~ Community and Economic Development not later than April 1 of each year and returned by the Districts to the Director of ~~Planning and~~ Community and Economic Development by June 1 of each year. The District shall be responsible for checking existing information and for filling in new information. Adams County will coordinate information gathering with the State Division of Local Government. The authorization for requiring annual reports is described in C.R.S. Section 32-1-207 (3) (c), a Board of County Commissioners may request any Special District located wholly or partially within the County's unincorporated area to file, not more than once a year, a Special District annual report.

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Chapter 11—DEFINITIONS**11-01 RULES OF CONSTRUCTION**

This chapter contains definitions of words, terms, and phrases used in these standards and regulations.

The following rules of construction apply:

1. All words, terms, and phrases shall be construed and understood according to the common and approved usage of the language, unless otherwise defined;
2. Words, terms, and phrases used in the present include the future tense, and words, terms, and phrases used in the future tense include the present tense;
3. The word “shall” is mandatory;
4. The word “may” is permissive;
5. Words, terms, and phrases used in the singular include the plural, and words, terms, and phrases used in the plural include the singular; and
6. Words, terms, and phrases used in the masculine include the feminine, and words, terms, and phrases in the feminine include the masculine.

11-02 **WORDS, TERMS OR PHRASES**

The following listed words, terms, or phrases are defined as follows.

11-02-01 **100-YEAR FLOOD**

A flood having a recurrence interval that has a one-percent chance of being equaled or exceeded during any given year (1-percent-annual-chance-flood). The terms "base flood", "one-hundred-year flood" and "one percent chance flood" are synonymous with the term "100-year flood." The term does not imply that the flood will necessarily happen once every one hundred years.

*Adopted by the BOCC on June 27, 2011.

11-02-02 **100-YEAR FLOODPLAIN**

The area of land susceptible to being inundated as a result of the occurrence of a one-hundred-year flood.

*Adopted by the BOCC on June 27, 2011.

11-02-03 **500-YEAR FLOOD**

A flood having a recurrence interval that has a 0.2-percent chance of being equaled or exceeded during any given year (0.2-percent-chance-annual-flood). The term does not imply that the flood will necessarily happen once every five hundred years.

*Adopted by the BOCC on June 27, 2011.

11-02-04 **500-YEAR FLOODPLAIN**

The area of land susceptible to being inundated as a result of the occurrence of a five-hundred-year flood.

*Adopted by the BOCC on June 27, 2011.

11-02-05 ABANDONMENT OF USE

If active and continuous operations are not carried on in a nonconforming use during a continuous period of six months, the building, other structure or tract of land where such nonconforming use previously existed shall thereafter be occupied and used only for a conforming use. Intent to resume active operations shall not affect the forgoing. The burden of proof that an operation has been continuous rests with the owner or operator of the use. The evidence an operation has been continuous must be clear, indicate at the specific time in question the use was in operation, and must be conclusive.

11-02-06 ACCESS

Provision for the passage of vehicles by a public or private street, or by a driveway connected to a public or private street, such that delivery of people, goods, and services is possible to individual properties or buildings.

11-02-07 ACCESSORY STRUCTURE (OR BUILDING)

An ancillary or subordinate structure which the use of is incidental to and customary in connection with the principal building or use and which is located on the same zoning lot as the principal building or use.

11-02-08 ACCESSORY USE

A subordinate use, which is incidental and customary in connection with the principal building or use and is located on the same zoning lot as the principal building or use.

11-02-09 ADJACENT LOT

A lot or parcel of land, which shares all, or part of a common lot or property line with another lot.

11-02-10 ADJACENT PROPERTY OWNERS (IN REGARD TO NOTIFICATION)

Lots containing existing residences, grounds, or other types of structures located on the same street frontage as the subject lot and is located within one- hundred-fifty (150) feet of the opposite side of the street for an equal

distance. If there are no structures within this area, structures within a distance of five hundred (500) feet from all property lines will be considered adjacent properties.

11-02-11 ADULT ARCADE

An establishment where one (1) or more still or motion picture projectors, slide projectors, or other image producing machines, for viewing by five (5) or fewer persons each, are used to show films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical area”.

11-02-12 ADULT BOOKSTORE

See “Adult Novelty Store”.

11-02-13 ADULT CABARET

A nightclub, bar, restaurant “pop shop”, or similar commercial establishment which features: (a) persons who appear nude or in a state of nudity or seminude; (b) live performances which are characterized by the exposure of “specified anatomical areas” or by “specified sexual activities”, or films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas”.

11-02-14 ADULT MOTEL

A motel, hotel or similar commercial establishment which: (a) offers public accommodations and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas” and which advertises the availability of this sexually -oriented type of material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising including, but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television, or (b) offers a sleeping room for rent for a period of time of less than ten (10) hours, or allows a tenant or occupant to sub-rent a sleeping room for a time period of less than ten (10) hours.

11-02-15 ADULT MOTION PICTURE THEATER

A commercial establishment where films, motion pictures, video cassettes, slides or similar photographic reproductions depicting or describing “specified sexual activities” or “specified anatomical areas” are regularly shown.

11-02-16 ADULT NOVELTY STORE

A commercial establishment which: (a) devotes a significant or substantial portion of its stock-in-trade or interior floor space to; (b) receives a significant or substantial portion of its revenues from; or (c) devotes a significant or substantial portion of its advertising expenditures to the promotion of: the sale, rental or viewing of books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, or other visual representations which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical area”.

An establishment may have other principal business purposes that do not involve the offering for sale, rental or viewing of materials depicting or describing “specified sexual activities” or “specified anatomical areas”, and still be categorized as an adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishment from being categorized as an adult bookstore, adult novelty store or adult video store so long as the provisions of the first paragraph of this section are met.

11-02-17 ADULT THEATER

A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by exposure of “specified anatomical area” or by “specified sexual activities.”

11-02-18 ADULT VIDEO STORE

See “Adult Novelty Store”.

11-02-19 ADVERTIZING BANNER

An Advertising Banner is an ‘off-premise sign’, horizontal to the ground and of sufficient size to be seen by air passengers either landing or departing Denver International Airport or other areas near commercial airports as approved by the Board of County Commissioners. It must not be legible to the general public at ground level and is solely intended to be viewed by air passengers. All Advertising Banners shall meet the standards contained in this Section 4-16.

11-02-20 AFFIDAVIT OF CORRECTION

A recorded document correcting minor changes and/or errors in a recorded plat such as boundary, directional or distance mistakes.

11-02-21 AGRICULTURE (OR FARM)

The use of land for agricultural purposes, including farming, dairying, floriculture, horticulture pasturage, viticulture, grazing, animal and poultry husbandry, and the necessary accessory uses for packing, treating, storing, and shipping of farm products.

11-02-22 AGRICULTURAL BUSINESS

This use category includes: dairies, poultry farms, fur farms, exotic animal farms, and animal confinement operations.

11-02-23 AGRICULTURAL SUPPORT BUSINESS AND SERVICE USES

This use category includes: farm machinery sales and services; farm supply sales; fish hatcheries; grain elevators; flour mill; fertilizer manufacturing and processing; riding stables or academy; railroad yards; truck stops; underground fuel storage for use on the property.

11-02-24 AGRICULTURAL USES

Agricultural uses include agricultural support businesses and services; agricultural business; equestrian arena, commercial; equestrian arena, personal; farming; nurseries; and ranching.

11-02-25 AIRCRAFT ACTIVITY COVENANT WITH DISCLOSURE

A covenant signed by landowner(s) and recorded at the Office of the Adams County Clerk and Recorder to notify present and future landowners of the aircraft flight activity that will occur in the airspace above the property.

11-02-26 AIRPORT

A facility, which provides space for aircraft to take off and land usually equipped with a control tower, hangars, and accommodations for passengers and cargo.

1. Private: Airport used for an individual or corporate private use and is not open to the public.
2. Public: Airport open to the general public.

11-02-27 AIRPORT, LANDING STRIP AND HELIPORT USES

This use category includes: all airports, as well as landing strips and heliports, including those for private use including those used by ultra-light aircraft.

11-02-28 ALLEY

A public or private thoroughfare that affords only a secondary means of access to an abutting property and primarily used to provide vehicular access to the rear or side of properties.

11-02-29 AMENDED PLAT

A plat which contains modifications to an existing approved and recorded plat which do not significantly affect the land use of an area and/or are technical in nature as determined by the [Director of Community and Economic Development](#)~~Director of Planning and Development~~, which does not involve the construction of public improvements, or an increase in density in a subdivision. Amended Plats may be processed under the terms of either a Major or Minor Subdivision, subject to the terms of Chapter 2.

11-02-30 AMUSEMENT CENTER

A commercial establishment with three (3) or more machines of amusement.

11-02-31 AMUSEMENT PARK

An outdoor commercial establishment, which may include structures where there are various devices for entertainment, including rides, booths for the conduct of games or sale of items, and structures for shows and entertainment.

11-02-32 ANIMAL HOSPITAL

An establishment for the care of sick or injured animals. Such facilities may include veterinarian offices, administrative offices, space for examination, surgery, recovery, and may include boarding of animals while under treatment, but does not include animal boarding generally.

11-02-33 ANIMAL SLAUGHTER HOUSE

An establishment or area for the purpose of slaughtering animals for commercial purposes.

11-02-34 ANIMATED SIGN

Any sign or part of a sign which changes physical position by any rotation or which gives the visual impression of such movement or rotation through special effects including, but not limited to, lights.

11-02-35 ANNUAL REPORT, SPECIAL SERVICE DISTRICT

An annual report requiring certain information about a Special District required to be submitted each year at the request of the Adams County ~~Department of Planning and Development~~Community and Economic Development Department.

11-02-36 APPLICANT

A person submitting an application for permit or approval.

11-02-37 APPURTENANT FACILITIES

Any buildings, structures, or other property, which are clearly essential to, and customarily found in connection with major energy facilities at the site of the major facility, excluding the federal government and its agencies.

11-02-38 AREA OF SHALLOW FLOODING

An area of shallow, indeterminate flooding not related to the flood profile where a clearly defined channel does not exist and the path of flooding is unpredictable and indeterminate and velocity flow may be evident.

11-02-39 AREA OF SPECIAL FLOOD HAZARD

The land located within the area subject to a one (1) percent or greater chance of flooding in any given year.

11-02-40 ARTERIAL STREET (INCLUDING MAJOR AND MINOR)

A street that has limited access control designed to provide continuity throughout the metropolitan area. An arterial street may form boundaries for neighborhoods, may have signals at major intersections, and may have limited access. Intersections occur at grade, and in some cases, direct access to abutting property is provided. However, access should be limited to allow for more efficient traffic flow.

11-02-41 ASPHALT MIXING PLANTS

An industrial establishment or plant where gravel or sand are combined with a mixture of bitumens to create a substance for paving, roofing, and waterproofing.

11-02-42 ASPHYXIATION

Death caused by exposure to an atmosphere with less than 10% oxygen.

11-02-43 ASSEMBLY HALLS

See “Auditoriums”.

11-02-44 ATTRACTIVE DEVICES

Any device intended to attract attention including, but not limited to fixed aerial displays, balloons, pennants, strings of flags, streamers, devices affected by the movement of the air, devices utilizing light or sound, or inflatable or inflated devices.

11-02-45 AUCTION

A sale at which property or goods are sold to the highest bidder.

11-02-46 AUCTION HOUSE

A completely enclosed commercial establishment at which an auction takes place, excluding the sale of livestock.

11-02-47 AUCTION YARD

A commercial establishment or area at which an auction takes place at which livestock sale rings are permitted.

11-02-48 AUDITORIUM

A structure or portion of a structure used to accommodate an audience at a public meeting or artistic performance, which usually includes a stage and seating.

11-02-49 AUTOCLAVE

A pressurized, steam heated vessel used for sterilization.

11-02-50 AUTOMOBILE PARKING LOT

An area used for parking of motor vehicles.

1. Accessory: A parking lot associated with a residential or nonresidential building or use which is primarily for the use of residents living in the development or their guests or for the use of customers or employees of a nonresidential building.

2. Commercial: A parking lot, which is not associated with either a particular residential or nonresidential development but is made available for parking by the general public for a fee.

11-02-51 AUTOMOBILE RACE DRAG STRIP

A paved strip or race course where automobile drag races are held.

11-02-52 AUTOMOBILE RENTAL (OR LEASING)

A commercial establishment offering the temporary use of automobiles or trucks in exchange for payment. Such establishments may include office space, parking areas for rental vehicles, parking areas for customers and employees, and servicing and repair facilities, but shall not include facilities for bodywork, painting, or restoration.

11-02-53 AUTOMOBILE SALES

The use of any structure or land for a business involving the sale of new or used motor vehicles and recreational vehicles. Such establishments may include office space, parking lots for the display and storage of vehicles available for sale, parking areas for customers and employees, vehicle repair facilities, facilities for bodywork, painting, or restoration, and sale of parts.

11-02-54 AUTOMOBILE SERVICE STATIONS

This use category includes gas stations, car washes, and convenience stores with gas pumps where vehicles are serviced with minor repairs, oil changes, etc.

11-02-55 AVERAGE TRIP LENGTH

The average length in miles of trips on the County's major road system.

11-02-56 AVIGATION EASEMENT

A right generally established by deed or recorded plat to permit the unobstructed passage of all aircraft to an infinite height, together with the right to cause in all airspace above the surface of the grantor's property

such noise, frequent overflights, vibrations, fumes, dust, fuel particles, radio energy emissions, and all other effects that may be caused by the operation of aircraft landing, or taking off, or operating at an aviation facility.

11-02-57 BAKERY, RETAIL

A structure, room, or place used for making, preparing, or baking, bread, biscuits, pastry, cakes, doughnuts, crullers, noodles, macaroni, or spaghetti to be sold on-premises at retail and consumed on or off premises.

11-02-58 BAKERY, WHOLESALE

A structure, room, or place used for making, preparing, or baking, bread, biscuits, pastry, cakes, doughnuts, crullers, noodles, macaroni, or spaghetti to be sold on or off premises at wholesale and consumed off premises.

11-02-59 BANK

See “Financial Institution”.

11-02-60 BANNER

Any sign of lightweight fabric or similar material that is mounted to a pole or a structure.

11-02-61 BARN

An accessory building associated with agricultural zoning or use.

11-02-62 BASE FLOOD ELEVATION

The elevation shown on a FEMA Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

*Adopted by the BOCC on June 27, 2011.

11-02-63 BEACON

Any light with one (1) or more beams directed into the atmosphere or directed at one (1) or more points not on the same lot as the light source; also, any light with one (1) or more beams that rotate, flash or move.

11-02-64 BED AND BREAKFAST ESTABLISHMENTS

This use category includes all residential structures used for commercial lodging purposes occupied by either an owner or resident manager.

11-02-65 BEE COLONY

A community of live bees having a queen, some thousands of workers, and, during part of the year, a number of drones who live together as one (1) family in a hive.

11-02-66 BERM

A mound of soil, either natural or manmade, used to obstruct views or direct the flow of stormwater.

11-02-67 BEVERAGE MANUFACTURING

An establishment or area for the purpose of manufacturing beverages, excluding alcoholic beverages.

11-02-68 BILLBOARD

A permanent large sign characterized by a single or double sign face structure to direct attention to a business, commodity, service, activity or product sold, conducted, or offered off the premises where such sign is located. The owner of the sign usually sells use of the sign to an advertiser on a time-contract basis.

11-02-69 BIOSOLIDS

The accumulated treated residual product resulting from a domestic wastewater treatment works. Biosolids does not include grit or screenings from a wastewater treatment works, commercial or industrial sludges

(regardless of whether the sludges are combined with domestic sewage), sludge generated during treatment of drinking water, or domestic or industrial septage.

*Adopted by the BOCC on December 13, 2010.

11-02-70 BOARD OF ADJUSTMENT

The Board of Adjustment of Adams County.

11-02-71 BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Adams County.

11-02-72 BOARDING HOUSE

A structure where lodging and/or meals are offered for a fee, and where the length of residence may continue for an extended period of time, as distinguished from a motel or hotel.

11-02-73 BOAT SALES

A commercial establishment or area for the purpose of boat sales.

11-02-74 BOOK BINDING

An industrial establishment or area for the purpose of binding books.

11-02-75 BROOM (OR BRUSH) MANUFACTURING

An industrial establishment or area for the purpose of manufacturing brooms and/or brushes.

11-02-76 BUFFERING

Buffering shall mean the installation of plant materials, fencing, or landforms (or a combination of these measures), between two (2) or more properties which inhibits visibility and/or mitigates the transmission of noise, dust, lights, and other nuisances from one property to another.

11-02-77 BUILDING HEIGHT

See “Structure Height”.

11-02-78 BUILDING INSPECTOR

The Chief Building Official of Adams County or his designee (See Section 11-02-88).

11-02-79 BUILDING MATERIAL SALES AND STORAGE

A commercial establishment or area for the purpose of providing building material at retail or wholesale.

11-02-80 BUILDING MARKER

Any sign indicating the name of a building, date, and incidental information about its construction, which is cut into a masonry surface or made of bronze or other permanent material.

11-02-81 BUILDING PERMIT

A development permit issued by the Adams County Community and Economic Development Department ~~Adams County Building Department~~ ~~or any other County office~~ before any building or construction activity can be initiated on a parcel of land.

11-02-82 BUILDOUT RATE

Actual or projected amount of development which has been built, sold, or leased or is expected to be built, sold, or leased as presented in a ratio of units of development to time, such as residential dwelling units per year or square feet of commercial space per year.

11-02-83 BUS REPAIR AND STORAGE

An establishment or area for the purpose of bus repair, service, and storage.

11-02-84 BUS TERMINAL

An establishment, which provides space for arrival and departure of busses offering transportation to the public usually equipped with accommodations for passengers and for fueling and servicing of busses.

11-02-85 BUSINESS PARK USES

This use category includes research and production and certain light industry uses. Examples of business park uses include: apparel and other finished products made from fabrics and similar materials; measuring, analyzing, and controlling instrument manufacturing; photographic; medical and optical goods; watches and clocks; musical instruments and sporting/athletic goods manufacturing; united states postal service; arrangement of transportation of freight and cargo; communications; motion picture production and allied services; research; development and testing services; space research and technology; bakeries; and moving companies.

11-02-86 CABINET SHOP

A commercial establishment for the purpose of sales, refinishing, or repair of cabinets.

11-02-87 CAMPGROUNDS, COMMERCIAL

This use category includes: camps; recreational vehicle parks; campsites; tents; and trailer parks.

11-02-88 CANOPY SIGN

Any sign, which is a part of or attached to an awning or a canopy; or any other fabric, plastic, or protective cover over a door, entrance, window, or outdoor service area.

11-02-89 CAPACITY

The maximum number of vehicles which have a reasonable expectation of passing over a given section of a road during a given time period, under prevailing traffic conditions, expressed in terms of vehicles per hour.

Capacity is measured in this Regulation and the Road Impact Fee Study during the evening peak hour.

11-02-90 CAR WASHING AND WAXING

A commercial establishment or area containing facilities for washing or waxing automobiles.

11-02-91 CARNIVAL

A traveling amusement show typically having various devices for entertainment, including rides and booths for the conduct of games or sale of items.

11-02-92 CEMETERIES

A place for burying or housing the dead; includes mausoleum.

11-02-93 CHANNEL

The physical confine of stream or waterway consisting of a bed and stream banks, existing in a variety of geometries. Channels may be natural or man-made

*Adopted by the BOCC on June 27, 2011.

11-02-94 CHANNELIZATION

The artificial creation, enlargement or realignment of a stream channel.

*Adopted by the BOCC on June 27, 2011.

11-02-95 CHIEF BUILDING OFFICIAL

The ~~Director of Public Works~~Director of Community and Economic Development or his assigned representative.

11-02-96 CHRISTMAS TREE LOT

An area for the temporary retail sale of Christmas trees usually set up in the parking lot of a large commercial business.

11-02-97 CHURCH

See “Place of Worship”.

11-02-98 CIRCUS

A traveling amusement show typically performed in large tents featuring daring acts, performing animals, and clowns.

11-02-99 CLINIC, MEDICAL (OR DENTAL)

An establishment providing health services, medical, or surgical care for patients where overnight stays are on an emergency basis only.

11-02-100 COLD STORAGE PLANT

An establishment for the storage of items in an artificially cooled environment.

11-02-101 COLLECTOR STREET

A street designed as a main interior street that collects and distributes traffic between local and arterial streets, typically with stop signs on side streets and traffic signals at arterials.

11-02-102 COMBUSTIBLE

A material, which will ignite or burn when exposed to fire and is not capable of supporting its design load under the attack of fire for an extended time period without failure.

11-02-103 COMMERCIAL COMPOSTING OPERATION

A commercial establishment or area where organic matter is degraded through a controlled process by microorganisms.

11-02-104 COMMERCIAL AND/OR INDUSTRIAL COMPLEX

A commercial and/or industrial multi-structure development or an establishment where multiple principle uses exist within a single commercial or industrial structure on one (1) lot.

11-02-105 COMMERCIAL MESSAGE

Any sign wording, logo, or other representation directly or indirectly, names, advertises, or directs attention to a business, product, service or other commercial activity.

11-02-106 COMMERCIAL RETAIL

This use category includes: building supplies; general merchandise stores; food stores; apparel and accessory stores; furniture and home furnishings stores; greenhouses (retail) and greenhouses with garden supplies; miscellaneous retail except fuel dealers; health services; legal services; social services except care facilities; membership organizations; miscellaneous services; engineering and management services; dry cleaners; cabinet sales. This use does not include bars, restaurants, pawnshops or drive-in facilities.

11-02-107 COMMERCIAL USES

This use includes airports, landing strips and heliports; animal hospitals; automobile service stations; bed and breakfast establishments; campgrounds, commercial; communications towers, commercial; commercial retail; convenience retail stores; drive-in establishments; golf courses and driving ranges; heavy retail and heavy services; indoor commercial recreation/entertainment; kennels, commercial; lodging, commercial; massage business; off-premise advertising devices; offices; outdoor commercial recreation; parking lots, commercial; racing facilities; restaurants; services; sexually oriented business; and trade schools.

11-02-108 COMMISSION

The Adams County Planning Commission.

11-02-109 COMMISSIONERS

The Board of County Commissioners of Adams County.

11-02-110 COMMUNICATIONS TOWERS, COMMERCIAL

This use category includes radio or TV broadcasting towers; telecommunications towers; and antenna arrays (satellite dishes).

11-02-111 COMPARABLE BASIS

Generally equivalent in terms of costs, timelines, and quality of service.

11-02-112 COMPATIBLE

Uses or structures although not identical, are similar, show some resemblance to each other, are related in appearance, are harmonious, and/or are congenial in combination.

11-02-113 CONCRETE MIXING PLANT

An industrial establishment or plant where a material made from sand, pebbles, and/or crushed stone is held together by a mass of cement or mortar.

11-02-114 CONDITIONAL LETTER OF MAP REVISION (CLOMR)

FEMA's comment on a proposed project, which does not revise an effective floodplain map, that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodplain.

*Adopted by the BOCC on June 27, 2011.

11-02-115 CONDITIONAL USE

A use which may be suitable, as determined by the Board of County Commissioners, in a zone district, but which would impair the integrity and character of the zone district in which it is located, or in an adjoining zone district, unless restrictions on location, size, extent and character of performance are imposed.

11-02-116 CONSERVATION PLAN

A written plan submitted to the appropriate soil conservation district, which describes measures designed to prevent, to the extent possible, soil erosion from occurring on the land for which the plan was developed.

11-02-117 CONSERVATION PLAN PERMIT

The approved Conservation Plan signed by all parties concerned and recorded with the Office of the Adams County Clerk and Recorder.

11-02-118 CONTINUOUS SOUND

A steady, fluctuating or impulsive noise which exists essentially without interruption for a period of five (5) minutes or more, or for an accumulation of fifteen (15) minutes or more for any one (1) hour period.

11-02-119 CONTOUR TILLAGE/CONTOUR FARMING

A conservation tillage and planting system in which farming is conducted on sloping land and the land is prepared, planted, and cultivated on the contour by following established grades of terraces, diversions, or contour strips.

11-02-120 CONVALESCENT HOME

See “Nursing Home”.

11-02-121 CONVENIENCE RETAIL STORE

A small commercial establishment selling packaged food and other convenience items, which may include gasoline. This use category includes

any retail establishment selling consumer products and having a gross floor area of less than two thousand (2,000) square feet.

11-02-122 CREMATORY

An establishment containing a furnace or other means used to reduce human remains to ashes or its equivalent.

*Adopted by the BOCC on December 13, 2010.

11-02-123 CRITICAL FACILITY OR CRITICAL FACILITIES

1. This a structure or related infrastructure, but not the land on which it is situated, as specified in Rule 6 of the Rules and Regulations for Regulatory Floodplains in Colorado (2 CCR 408-1), that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood. Critical Facilities are classified under the following categories: (1) Essential Services; (2) Hazardous Materials; (3) At-risk Populations; and (4) Vital to Restoring Normal Services. Essential services facilities include public safety, emergency response, emergency medical, designated emergency shelters, communications, public utility plant facilities, and transportation lifelines.

These facilities consist of:

- a. Public safety (police stations, fire and rescue stations, emergency vehicle and equipment storage, and, emergency operation centers);
- b. Emergency medical (hospitals, ambulance service centers, urgent care centers having emergency treatment functions, and non-ambulatory surgical structures but excluding clinics, doctors offices, and non-urgent care medical structures that do not provide these functions);
- c. Designated emergency shelters;
- d. Communications (main hubs for telephone, broadcasting equipment for cable systems, satellite dish systems, cellular systems, television, radio, and other emergency warning systems, but excluding towers, poles, lines, cables, and conduits);
- e. Public utility plant facilities for generation and distribution (hubs, treatment plants, substations and pumping stations for

water, power and gas, but not including towers, poles, power lines, buried pipelines, transmission lines, distribution lines, and service lines); and

- f. Air Transportation lifelines (airports (municipal and larger), helicopter pads and structures serving emergency functions, and associated infrastructure (aviation control towers, air traffic control centers, and emergency equipment aircraft hangars).

Specific exemptions to this category include wastewater treatment plants (WWTP), Non-Potable water treatment and distribution systems, and hydroelectric power generating plants and related appurtenances. Owners of these facilities are encouraged to meet the spirit of Rule 6(D) when practicable in order to protect their own infrastructure and to avoid system failures during extreme flood events. Emergency restoring plans following major flood events should be considered as a prudent addition to operation and maintenance plans for those facilities.

Public utility plant facilities may be exempted if it can be demonstrated to the satisfaction of the Board that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same utility or available through an intergovernmental agreement or other contract) and connected, the alternative facilities are either located outside of the 100-year floodplain or are compliant with this rule, and an operations plan is in effect that states how redundant systems will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the Board on an as-needed basis upon request.

2. Hazardous materials facilities include facilities that produce or store highly volatile, flammable, explosive, toxic and/or water-reactive materials.

These facilities may include:

- a. Chemical and pharmaceutical plants (chemical plant, pharmaceutical manufacturing);
- b. Laboratories containing highly volatile, flammable, explosive, toxic and/or water-reactive materials;
- c. Refineries;
- d. Hazardous waste storage and disposal sites; and
- e. Above ground gasoline or propane storage or sales centers.

Facilities shall be determined to be Critical Facilities if they produce or store materials in excess of threshold limits. If the owner of a facility is required by the Occupational Safety and Health

Administration (OSHA) to keep a Material Safety Data Sheet (MSDS) on file for any chemicals stored or used in the work place, AND the chemical(s) is stored in quantities equal to or greater than the Threshold Planning Quantity (TPQ) for that chemical, then that facility shall be considered to be a Critical Facility. The TPQ for these chemicals is: either 500 pounds or the TPQ listed (whichever is lower) for the 356 chemicals listed under 40 C.F.R. § 302 (2010), also known as Extremely Hazardous Substances (EHS); or 10,000 pounds for any other chemical. This threshold is consistent with the requirements for reportable chemicals established by the Colorado Department of Health and Environment. OSHA requirements for MSDS can be found in 29 C.F.R. § 1910 (2010). The Environmental Protection Agency (EPA) regulation “Designation, Reportable Quantities, and Notification,” 40 C.F.R. § 302 (2010), available at http://www.access.gpo.gov/nara/cfr/waisidx_03/40cfr302_03.html, and OSHA regulation “Occupational Safety and Health Standards,” 29 C.F.R. § 1910 (2010), available at http://www.access.gpo.gov/nara/cfr/waisidx_99/29cfr1910_99.html, are incorporated herein by reference and include the regulations in existence at the time of the promulgation of these Rules, but exclude later amendments to or editions of the regulations.

Specific exemptions to this category include: a) Finished consumer products within retail centers and households containing hazardous materials intended for household use, and agricultural products intended for agricultural use. b) Buildings and other structures containing hazardous materials for which it can be demonstrated to the satisfaction of the local authority having jurisdiction by hazard assessment and certification by a qualified professional (as determined by the local jurisdiction having land use authority) that a release of the subject hazardous material does not pose a major threat to the public. c) Pharmaceutical sales, use, storage, and distribution centers that do not manufacture pharmaceutical products. These exemptions shall not apply to buildings or other structures that also function as Critical Facilities under another category outlined in these Standards and Regulations.

3. At-risk population facilities include medical care, congregate care, and schools.

These facilities consist of:

- a. Elder care (nursing homes);
- b. Congregate care serving 12 or more individuals (day care and assisted living);
- c. Public and private schools (pre-schools, K-12 schools), before-school and after-school care serving 12 or more children);

4. Facilities vital to restoring normal services including government operations.

These facilities consist of:

- a. Essential government operations (public records, courts, jails, building permitting and inspection services, community administration and management, maintenance and equipment centers);
- b. Essential structures for public colleges and universities (dormitories, offices, and classrooms only).

These facilities may be exempted if it is demonstrated to the Board that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same entity or available through an intergovernmental agreement or other contract), the alternative facilities are either located outside of the 100-year floodplain or are compliant with this rule, and an operations plan is in effect that states how redundant facilities will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the Floodplain Administrator on an as-needed basis upon request.

*Adopted by the BOCC on June 27, 2011.

11-02-124 CUL-DE-SAC

A local street with only one (1) outlet, which terminates in a vehicular turnaround and having an appropriate terminal for the safe and convenient reversal of traffic movement.

11-02-125 CULVERT

A drain, ditch or conduit not incorporated in a closed system that carries drainage water under a driveway, roadway, pedestrian walk, or public right-of-way.

11-02-126 CURB

A vertical or sloping edge of a roadway.

11-02-127 DAIRY PRODUCTS PROCESSING

An establishment that converts raw dairy into a finished packaged form and distributes the product to be sold for consumption offsite.

11-02-128 DANGEROUS TREES

Those trees or their parts within the boundaries of any lot or open area which may be considered troublesome, a hindrance to the general public, or endanger the security and usefulness of any public street, highway, alley, sewer or sidewalk.

11-02-129 DAY

One calendar day.

11-02-130 DAY CARE CENTER, ADULT

A facility which provides services to individuals who cannot be left alone during the day because of health care and social need, confusion or disability. An alternative to long-term facility care.

*Adopted by BOCC on December 13, 2010.

11-02-131 DAY CARE CENTER, CHILD

An establishment for the care and supervision of more than eight (8) children for periods of less than twenty-four (24) hours per day. Day care centers include preschools and nursery schools.

*Adopted by the BOCC on December 13, 2010.

11-02-132 DAY CARE HOME, ADULT

A facility which provides services to no more than four (4) individuals who cannot be left alone during the day because of health care and social need, confusion or disability. An alternative to long-term facility care.

*Adopted by the BOCC on December 13, 2010.

11-02-133 DAY CARE HOME, CHILD

A private residence used for the care of eight (8) or fewer children other than the occupant's own children for a period of less than twenty-four (24) hours per day. The operator must possess a license from the Colorado Department of Social Services.

*Adopted by the BOCC on December 13, 2010.

11-02-134 DEDICATION

Gift or donation of property by the owner to another party.

11-02-135 DEMOLITION AND CONSTRUCTION DEBRIS LANDFILL

A disposal site for metal, plastic, glass, concrete, asphalt, brick, wood, dirt, and limited amounts of paper products if such paper is an integral part of materials used for construction purposes.

11-02-136 DENSITY

The permitted number of dwelling units per gross acre of land to be developed.

11-02-137 DEVELOPMENT PERMIT

A preliminary or final approval of an application for rezoning, planned unit development, conditional or special use permit, subdivision, building permit, development or site plan, or similar application for new construction.

11-02-138 DEVELOPMENTALLY DISABLED

Persons having cerebral palsy, multiple sclerosis, mental retardation, autism, or epilepsy.

11-02-139 **DIRECTOR OF PLANNING AND DEVELOPMENT COMMUNITY AND ECONOMIC DEVELOPMENT**

The Director of Community and Economic Development ~~Director of Planning and Development~~ is appointed by the Board of County Commissioners and is empowered to render interpretations, establish application requirements, provide advice, review applications, maintain the comprehensive plan, administer standards and regulations, promulgate administrative forms, make administrative decisions, and issue administrative permits.

11-02-140 DIRECTOR OF LONG RANGE STRATEGIC PLANNING

The Director of Long Range Strategic Planning is empowered to render interpretations of the comprehensive plan(s). The Director of Long Range Strategic Planning is also empowered to establish application requirements, provide advice, review applications, administer standards and regulations, and promulgate administrative forms to make administrative decisions to maintain and administer the comprehensive plan.

11-02-14011-02-141 **DIRECTOR OF PUBLIC WORKS TRANSPORTATION**

The ~~Director of Public Works~~ Director of Transportation is appointed by the Board of County Commissioners and is empowered to provide advice, review applications, administer agreements, administer and enforce standards and regulations, promulgate administrative forms, make administrative decisions, render interpretations, establish application requirements, and issue administrative permits.

11-02-14411-02-142 **DISTRICT REVIEW TEAM (SPECIAL DISTRICT SERVICE PLAN REVIEW)**

Staff representatives from departments within Adams County government who are responsible for the review of Special District service plans and the

writing of staff reports to the Planning Commission and the Board of County Commissioners.

~~11-02-142~~11-02-143 **DOG TRACK**

An establishment where live dogs are raced or live broadcasts of dog races are televised. Typically, bets are placed and paid out within the establishment.

~~11-02-143~~11-02-144 **DRIVE-IN ESTABLISHMENT**

An establishment which by design, physical facilities, service or by packaging procedures encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their motor vehicle.

~~11-02-144~~11-02-145 **DRIVING RANGE**

A tract of land and the related facilities for practicing golf shots.

~~11-02-145~~11-02-146 **DRUG MANUFACTURING**

An industrial establishment or area used for the purpose of manufacturing pharmaceutical and non-illicit drugs.

~~11-02-146~~11-02-147 **DRY CLEANERS, RETAIL**

A commercial establishment or area where customers drop off, pick up, and pay for garments to be dry-cleaned.

~~11-02-147~~11-02-148 **DRY CLEANING PLANT**

An industrial establishment or area for the purpose of cleaning garments and fabrics with any of a variety of nonaqueous agents.

~~11-02-148~~11-02-149 **DWELLING**

A structure or portion thereof used exclusively for human habitation including mobile homes, manufactured homes, one-family, two-family, multiple family, but not including hotels, motels, or similar establishments.

~~11-02-149~~11-02-150 **DWELLING, ACCESSORY**

Living quarters provided for the sole use of persons (and their families) employed on the premises where a principal use exists.

~~11-02-150~~11-02-151 **DWELLING, CONDOMINIUM**

A building or group of buildings in which units are owned individually, and the structure, common areas and facilities are owned by all the owners.

~~11-02-154~~11-02-152 **DWELLING, MULTI-FAMILY**

A dwelling containing more than two (2) dwelling units.

~~11-02-152~~11-02-153 **DWELLING, SINGLE-FAMILY (ATTACHED)**

A single-family residence attached in any way to another residence.

~~11-02-153~~11-02-154 **DWELLING, SINGLE-FAMILY (DETACHED)**

A single-family residence located on a single lot, being the principal use of the lot, and not connected to any other residence.

~~11-02-154~~11-02-155 **DWELLING, TOWNHOUSE**

An attached single family dwelling in a row of at least three (3) such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one (1) or more common fire resistant walls.

~~11-02-155~~11-02-156 **DWELLING, TWO-FAMILY**

A residence designed, arranged or used exclusively by two (2) families living independently of each other in a single structure.

~~11-02-156~~11-02-157 **DWELLING UNIT**

One (1) or more rooms used by one (1) family for living or sleeping purposes, which contains kitchen and bathroom facilities for the sole use of the resident family.

~~11-02-157~~11-02-158 **EASEMENT**

A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose and within which the owner of the property shall not erect any permanent structures.

~~11-02-158~~11-02-159 **EATING ESTABLISHMENT**

A retail establishment for selling food and drink for consumption on the premises, including lunch counters and refreshment stands selling prepared food and drink for immediate consumption. See also “Restaurant”.

~~11-02-159~~11-02-160 **ECONOMICAL SERVICE**

Service equivalent in terms of cost to the service proposed in a Special Service District Plan.

~~11-02-160~~11-02-161 **ELECTION SIGN**

A sign advocating or advertising the election of any candidate for public office or any question upon which a public vote is being taken.

~~11-02-161~~11-02-162 **ELECTRONIC MANUFACTURING**

An industrial establishment or area for the purpose of manufacturing electronics. This includes the manufacturing and assembly of small electronic appliances.

~~11-02-162~~11-02-163 **ELECTROPLATING**

The process of plating or coating objects with a metal through electrolysis or an industrial establishment or where such processing occurs.

~~11-02-163~~11-02-164 **ENAMELING, LACQUERING, OR GALVANIZING OF METAL**

The process of bonding a glassy substance, usually opaque, to the surface of metal through the process of fusion or an industrial establishment or area where such processing occurs.

~~11-02-164~~11-02-165 **ENCROACHMENT LINES**

Limits of obstruction to flood flows. These lines are generally parallel to the stream. The lines are established by assuming the area landward (outside) of the encroachment lines may be ultimately developed in such a way it will not be available to convey flood flows. The stream channel and adjoining floodplains between these lines will be maintained as open space and will be adequate to flood heights, such increase under any condition not exceeding one-half (1/2) foot.

~~11-02-165~~11-02-166 **EQUAL DEGREE OF ENCROACHMENT**

Equal degree of encroachment is determining the loss of hydraulic carrying capacity due to encroachment on each side of the floodplain such that the loss of capacity on one side equals the loss of capacity due to encroachment on the other. Determination of the equal degree of encroachment on the floodplain shall be performed along a significant reach of the stream.

~~11-02-166~~11-02-167 **EQUESTRIAN ARENA, COMMERCIAL**

An area where activities including, but not limited to, horseback riding, a rodeo, a charreada, calf roping and/or riding, bulldogging and barrel racing, excluding horse racing, practice and/or training are conducted on a premises. User fees, dues, admission fees, or other compensation may be paid. Food and/or alcohol may be bought or sold on the premises.

~~11-02-167~~11-02-168 **EQUESTRIAN ARENA, PERSONAL**

An area where activities including, but not limited to, horseback riding, a rodeo, a charreada, calf roping and/or riding, bulldogging and barrel racing are conducted for practice, competition or entertainment for the private, non-commercial enjoyment of the owner. No more than twenty persons in addition to those residing on the property are permitted at any given time. Activities exceeding twenty persons in addition to those residing on the

property are considered commercial equestrian arenas. User fees, dues, admission fees, or other compensation are not permitted.

~~11-02-168~~11-02-169 **ESSENTIAL FACILITIES**

Water dependent uses shall be located in or adjacent to waterbodies and/or in floodplains and/or in wetland areas.

~~11-02-169~~11-02-170 **ESTABLISHMENT**

A place of business together with its employees, merchandise, and equipment.

~~11-02-170~~11-02-171 **EVIDENCE**

Any map, table, chart, contract, or any other document or testimony given, prepared, or certified by a qualified person to attest to a specific fact.

~~11-02-171~~11-02-172 **EXCAVATION AND HAULING OPERATION,
MAJOR**

Any significant disturbance and removal of soils from a property that will affect an area of more than ten (10) acres or have a term in excess of three-hundred-sixty-five (365) days.

~~11-02-172~~11-02-173 **EXCAVATION AND HAULING OPERATION,
MINOR**

Any significant disturbance and removal of soils from a property that will affect a maximum area of ten (10) acres and have a term less than three-hundred-sixty-five (365) days.

~~11-02-173~~11-02-174 **EXEMPTION FROM PLATTING**

A release from the requirements of platting by resolution of the Board of County Commissioners in accordance with the terms set forth in these standards and regulations.

~~11-02-174~~11-02-175 **EXISTING TRAFFIC-GENERATING DEVELOPMENT**

The most intense use of land within the twelve-(12) months prior to the time of commencement of Traffic-Generation Development.

~~11-02-175~~11-02-176 **EXPLOSION**

The rapid oxidation of a combustible creating heat and fire, and displacing large amounts of air.

~~11-02-176~~11-02-177 **EXPLOSIVE MANUFACTURING AND STORAGE**

An industrial establishment or area for the purpose of manufacturing and storage of explosives.

~~11-02-177~~11-02-178 **EXPLOSIVES**

Materials or products, which decompose by detonation when in sufficient concentration.

~~11-02-178~~11-02-179 **EXTRACTION AND DISPOSAL USES**

This use category includes: extraction uses such as mining, quarrying, drilling, and pumping, and disposal uses such as junk, scrap, or salvage yards, landfills, sludge disposal or storage, construction material stockpiling, resource recovery facilities, and trash compaction or transfer stations, and any other form of waste management facilities and all extraction uses. These uses create major disruptions to the area's environment even when carefully regulated. Dust, dirt, noise, and unsightly conditions can be anticipated. None of these uses is an acceptable neighbor in a residential environment.

~~11-02-179~~11-02-180 **EXTRAORDINARY COSTS**

Unique and/or one-time costs defined as such according to Generally Accepted Accounting Principles (GAAP).

~~11-02-180~~11-02-181 **FAA AERONAUTICAL STUDY ON OBSTRUCTIONS**

A study conducted by the Federal Aviation Administration to examine the effects of buildings and structures on such factors as aircraft operational capabilities; electronic and procedural requirements; and airport hazard standards.

~~11-02-181~~11-02-182 **FACT FINDING REVIEW**

An investigation by the Director of Community and Economic Development ~~Director of Planning and Development~~ as to the facts regarding compliance of an operator with a permit approved by the Director of Community and Economic Development ~~Director of Planning and Development~~.

~~11-02-182~~11-02-183 **FAMILY**

An individual or three (3) or more persons related by blood, marriage, or legal adoption, living together in a dwelling unit as a single housekeeping unit. Persons not related by blood, marriage, or legal adoption shall be deemed to constitute a family where they are living and cooking together as a single housekeeping unit, but shall not include unrelated students attending colleges or universities.

~~11-02-183~~11-02-184 **FARMING**

This use category includes farming and other supporting agricultural uses. Farming includes traditional farming, sod farming, tree farming, and animal farming in unconfined operations.

~~11-02-184~~11-02-185 **FARM MACHINERY MANUFACTURING AND ASSEMBLY**

An industrial establishment or area for the purpose of farm machinery manufacturing and assembly.

~~11-02-185~~11-02-186 **FARM MACHINERY SALES**

A commercial establishment or area for the purpose of farm machinery sales, service, or repair.

~~11-02-186~~11-02-187 **FEEDLOTS**

A commercial establishment where livestock are kept confined in a compound or fenced area in order to be fattened for sale or slaughter.

~~11-02-187~~11-02-188 **FEEPAYER**

A person commencing traffic generating land development activity who is obligated to pay a Regional Traffic impact fee in accordance with the terms of these regulations.

~~11-02-188~~11-02-189 **FENCE**

An artificially constructed barrier of wood, masonry, stone, wire, metal or any other manufactured material or combination of materials.

~~11-02-189~~11-02-190 **FINAL PLAT**

The final map of all or a portion of a subdivision, which is presented for final approval.

~~11-02-190~~11-02-191 **FINANCIAL INSTITUTION**

A business engaged in monetary transactions including banks, savings and loans, thrifts, and lending institutions.

~~11-02-191~~11-02-192 **FIRE CHIEF**

The chief of staff or top employee of a fire protection district.

~~11-02-192~~11-02-193 **FIRE DISTRICT**

A special district created according to state statutes to provide fire protection and prevention services to property within Adams County.

~~11-02-193~~11-02-194 **FIRE STATION**

An establishment used for the storage of fire trucks and emergency medical vehicles, which also contains office space and living quarters for firefighting personnel.

~~11-02-194~~11-02-195 **FIREWOOD SALES, STORAGE, AND SPLITTING**

A commercial establishment or area for the purpose of firewood sales, splitting, and storage.

~~11-02-195~~11-02-196 **FIREWORKS**

Only those items not prohibited by Colorado Law (See C.R.S. Section 12-28-101) which include toy caps which do not contain more than twenty five hundredths of a grain of explosive compound per cap, sparklers, trick matches, cigarette loads, trick noise makers, toy smoke devices, and novelty auto alarms.

~~11-02-196~~11-02-197 **FIREWORKS STAND**

A temporary structure permitted by these standards and regulations for the sale of or dispensing of fireworks.

~~11-02-197~~11-02-198 **FISH HATCHERY**

A commercial establishment where fish eggs are hatched and fish are raised and sold for use in stocking streams and lakes, or for food.

~~11-02-198~~11-02-199 **FLAG**

Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols.

~~11-02-199~~11-02-200 **FLAMMABLE GAS**

Gas that has no flash point and will ignite without preheating of any kind.

~~11-02-200~~11-02-201 **FLEA MARKET**

An occasional or periodic market held in an open area or structure where groups of individual sellers offer goods for sale to the public.

~~11-02-201~~11-02-202 **FLOOD CONTROL OVERLAY DISTRICT VARIANCE**

A grant of relief from the requirements of the Flood Control regulations, which permit construction in a manner that would otherwise be prohibited by these standards and regulations.

~~11-02-202~~11-02-203 **FLOOD CONTROL REGULATIONS APPEAL**

A request for a review of the interpretation of any provision of the flood control regulations or a request for a determination or variance.

~~11-02-203~~11-02-204 **FLOOD INSURANCE RATE MAP (F.I.R.M.)**

The official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zone applicable to the community.

~~11-02-204~~11-02-205 **FLOOD INSURANCE STUDY**

The official report provided in which the Federal Emergency Management Agency has provided flood profiles, as well as the flood boundaries, floodway map, and the water surface elevation of the base flood.

~~11-02-205~~11-02-206 **FLOOD HAZARD AREA**

The land in the floodplain subject to one (1) percent or greater chance of flooding in any given year. It normally consists of the floodway and the flood fringe areas.

~~11-02-206~~11-02-207 **FLOOD HAZARD AREA, DEVELOPMENT IN A**

Any man made change to improved or unimproved real estate, including, but not limited to buildings or other structures, mining, dredging, filling,

grading, paving, excavation or drilling operations located within the area of special flood hazard.

~~11-02-207~~11-02-208 **FLOOD OR FLOODING**

A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters and/or the unusual and rapid accumulation or runoff of surface waters from any source.

~~11-02-208~~11-02-209 **FLOOD PROFILE**

A graph or a longitudinal profile drawing showing the relationship of the water surface elevation of a flood event to location along a stream or river.

~~11-02-209~~11-02-210 **FLOOD PROOFING**

A combination of structural provisions, changes, or adjustments to properties and structures subject to flooding primarily for the reduction or elimination of flood damage to properties, water and sanitary facilities, structures, and contents of buildings.

~~11-02-210~~11-02-211 **FLOOD PROTECTION ELEVATION**

An elevation one (1) foot above the elevation or flood profile of the 100-year flood under existing channel and floodplain conditions. Critical facilities, as identified by the Board of County Commissioners pursuant to these Standards and Regulations, shall be subject to a flood protection elevation of two (2) feet above the base flood elevation or flood profile of the 100-year flood under existing channel and floodplain conditions.

~~11-02-211~~11-02-212 **FLOOD STORAGE AREA**

The fringe area of the floodplain in which flows are characteristically of shallow depths and low velocities.

~~11-02-212~~11-02-213 **FLOODPLAIN**

Land adjacent to a watercourse subject to flooding as a result of the occurrence of the 100-year or one percent (1%) frequency flood of a watercourse. This term is synonymous with the term “flood hazard area”.

~~11-02-213~~11-02-214 **FLOODPLAIN ADMINISTRATOR**

The person designated by these standards and regulations to administer the provisions of the Flood Control Overlay Zone District Regulations and subject to the provisions of Section 3-34-04-03 Floodplain Administrator.

~~11-02-214~~11-02-215 **FLOODWAY**

The area of the floodplain required for the reasonable passage or conveyance of the 100-year flood which will convey the base flood with not more than a one-half (0.5) foot rise in the water surface elevation based on the assumption there will be an equal degree of encroachment extended for a significant segment on both sides of the water course.

~~11-02-215~~11-02-216 **FLOOR AREA, COMMERCIAL/INDUSTRIAL**

The total area of floor space within interior walls of a structure, excluding basement.

~~11-02-216~~11-02-217 **FLOOR AREA, RESIDENTIAL**

Total area of a dwelling excluding basement, carport or garage.

~~11-02-217~~11-02-218 **FLOUR MILL**

A mill for grinding grain into flour.

~~11-02-218~~11-02-219 **FOOD PROCESSING AND STORAGE**

An industrial establishment used to process, package, and store food product, excluding the killing and dressing of any flesh or fowl. Retail sales of food product are permitted as an accessory use for off premise consumption.

~~11-02-219~~11-02-220 **FOSTER FAMILY CARE**

A home designated by the Courts, Social Service Department, or other competent authority for care and/or education of children under the age of eighteen (18) years unrelated to the foster parents by blood, adoption, or marriage.

~~11-02-220~~11-02-221 **FRAGILE SOILS**

Those soils which (1) have not been under tillage within the five (5) years previous to the filing of an application for a permit to till fragile soils under these regulations and (2) are designated as Class VI or Class VII soils in the Soil Survey of Adams County, Colorado published by the United States Department of Agriculture in cooperation with the Colorado Agricultural Experiment Station in October, 1974, and any other subsequent soil survey of Adams County issued by the above-named agency.

~~11-02-221~~11-02-222 **FREESTANDING SIGN**

Any sign supported by structures or supports placed on or anchored in the ground and are independent from any building or other structure.

~~11-02-222~~11-02-223 **FRONTAGE ROADS**

Those roads lying between a controlled access street or highway and adjacent property that provide access to said property.

~~11-02-223~~11-02-224 **FUNERAL HOME / FUNERAL PARLOR**

An establishment with facilities for the preparation of the deceased for burial or cremation to include embalming, for the viewing of the body, and for funerals. Also known as a Mortuary.

*Adopted by the BOCC on December 13, 2010.

~~11-02-224~~11-02-225 **FUR FARM**

A commercial establishment where animals are raised for their pelts, which are sold for use in clothing.

~~11-02-225~~11-02-226 **GALVANIZING OF METAL**

See “Enameling, Lacquering, or Galvanizing of Metal”.

~~11-02-226~~11-02-227 **GARAGE, MOTOR VEHICLE REPAIR AND SERVICE**

An establishment or area used for the repair, rebuilding, reconstruction, painting, inside storage, or servicing of vehicles or a portion thereof up to 1-1/2 ton factory rated capacity, but which does not include the storage or dismantling of wrecked motor vehicles or storage of junk.

~~11-02-227~~11-02-228 **GARAGE, PRIVATE**

A structure that is accessory to a dwelling and which is used for the parking and storage of vehicles owned and operated by the residents of the dwelling, and which is not a separate commercial enterprise available to the public.

~~11-02-228~~11-02-229 **GARAGE SALE**

A sale of old or used belongings held at a private residence.

~~11-02-229~~11-02-230 **GARDEN PLOT**

An assigned space reserved for the use of an organized group of community members for the purpose of gardening. The garden plot shall be managed and maintained by the active participation of the gardeners themselves.

*Adopted by the BOCC on December 13, 2010.

~~11-02-230~~11-02-231 **GAS OR LIQUIFIED PETROLEUM GAS STORAGE**

An industrial establishment or area for the storage of gas or liquefied petroleum gas in approved portable metal cylinders for above ground storage.

~~11-02-234~~11-02-232 GAS MIGRATION

The movement of combustible gases through porous soil.

~~11-02-232~~11-02-233 GAS PROCESSING PLANT

Any establishment and appurtenant facilities utilized in the gas stripping process or coal gasification process to obtain a refined product.

~~11-02-233~~11-02-234 GASOLINE SERVICE STATION

A structure or property on or in which the principal use is the retail sale of gasoline, oil, or other fuel for motor vehicles and which may include, as an incidental use, the retail sale and installation of vehicle accessories, the making of minor repairs, and facilities for washing and servicing of not more than three (3) vehicles completely enclosed in a structure.

~~11-02-234~~11-02-235 GOLF COURSE

A tract of land for playing golf, improved with tees, greens, fairways, hazards, and which may include clubhouses and shelters.

~~11-02-235~~11-02-236 GOLF, MINIATURE

A tract of land for playing miniature golf which is played with a putter and golf ball in which each hole constitutes an obstacle course consisting of alleys, tunnels, bridges and the like through which the ball must be driven to hole it.

~~11-02-236~~11-02-237 GRAFFITI

Any writing, printing, marks, signs, symbols, figures, designs, inscriptions or other drawings which are scratched, scrawled, painted, drawn, or otherwise placed on any exterior surface of a structure, wall, fence, sidewalk, curb, or other permanent structure on public or private property which have the effect of defacing the property.

~~11-02-237~~11-02-238 **GRAIN ELEVATOR**

A structure in which grain is stored and handled by means of mechanical elevator and conveyor devices.

~~11-02-238~~11-02-239 **GRASSED WATERWAY / SOD WATERWAY**

A natural or constructed waterway or outlet shaped or graded and established in suitable vegetation as needed for the safe disposal of runoff from a field, diversion, terrace, or other structure.

~~11-02-239~~11-02-240 **GREENHOUSE**

A structure whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants.

~~11-02-240~~11-02-241 **GROSS USABLE AREA**

The total floor area within a building excluding storage area, common hallways, etc.

~~11-02-241~~11-02-242 **GROUND FLOOR AREA OF PRINCIPAL BUILDING**

The area, in square feet, of the ground floor of the principal building on the lot measured by the extreme outside dimensions of the structure.

~~11-02-242~~11-02-243 **GROUP LIVING FACILITY**

A facility licensed by the Courts, Social Service Department, or other competent governmental authority for housing residents in a group home which include a group home for the aged, residential treatment center, group home for the mentally ill, home for social rehabilitation, group home for the developmentally disabled, communal home, specialized group facility, receiving home for more than four (4) foster home residents, residential child care facility, or shelter for domestic violence.

11-02-243~~11-02-244~~ **GUARD DOGS**

Any dog placed within an enclosure, on a commercial or industrial zoned lot, for the protection of persons or property by attacking or threatening to attack any unauthorized person found within the enclosure patrolled by the dog.

11-02-244~~11-02-245~~ **GUN AND ARCHERY RANGE**

An establishment designed to provide practice in the use of firearms and bow and arrow under controlled conditions so public health and safety are protected. Gun and archery ranges may include the sale of firearms, bows, arrows, associated equipment or supplies, food, and sanitary facilities.

11-02-245~~11-02-246~~ **HALFWAY HOUSE**

A facility which houses residents which have been sent subject to criminal corrective action by means of any sentence, suspended sentence, probation, parole, work release, conditional release from prison, jail, or other correction facility, deferred judgment, deferred prosecution, criminal diversion program, or similar order, program, condition, or requirements imposed, arranged, or ordered by any referring agency resulting from any criminal charge or conviction. Also known as: transitional house or diversion center.

*Adopted by the BOCC on December 13, 2010.

11-02-246~~11-02-247~~ **HAZARDOUS MATERIALS**

Includes, but is not limited to, inorganic mineral acids of sulfur, fluorine, chlorine, nitrogen, chromium, phosphorous, selenium and arsenic and their common salts; lead, nickel, and mercury and their inorganic salts or metallo-organic derivatives; coal, tar acids such as phenol and cresols and their salts and all radioactive materials and wastes.

11-02-247~~11-02-248~~ **HAZARDOUS WASTE**

Any hazardous material so defined in C.R.S. Section 25-15-101 (9), and any waste that requires special handling to avoid illness or injury to persons or damage to property.

~~11-02-248~~11-02-249 **HAZARDOUS WASTE DISPOSAL SITE**

A disposal site as defined in C.R.S. Section 25-15-200.3 (5).

~~11-02-249~~11-02-250 **HEALTH SPA**

A commercial establishment providing instruction or equipment designed to promote or improve the health of clients.

~~11-02-250~~11-02-251 **HEAVY INDUSTRIAL**

This use category includes: construction, manufacturing, processing, transportation, and public utilities, and those uses with severe potential for negative impact on any uses located relatively close to them. It includes uses that require unenclosed structures that are large, tall and unsightly, such as concrete batch plants. Heavy industrial uses have enormous potential for generation of dust, noise and odor and may require large areas of exterior storage. The following uses are permitted: heavy construction contractors; meat processing, packing, packaging, and slaughter; alcoholic beverages; sawmills; paper, pulp, or paperboard mills; chemicals and allied products manufacturing except drugs; petroleum products manufacturing; rubber and miscellaneous plastics manufacturing; stone and clay products; transportation equipment; railroad transportation; utility production or processing facilities, but not offices or transmission or distribution; the storage and disassembly of vehicles and the re-assembly of various parts; asphalt and concrete production facilities; chemical manufacturing; manufactured homes, trailers, truck, and automobile manufacturing; auction yards with livestock; and salvage yards.

~~11-02-254~~11-02-252 **HEAVY MANUFACTURING OR PROCESSING**

Manufacturing and processing in which operations are carried on which will be likely to create smoke, fumes, noise, odor, vibration, or dust, or which may be detrimental to the health, safety, or general welfare of the community. The following uses are examples of heavy manufacturing or processing: abrasive manufacturing, acid manufacturing; asbestos products manufacturing; boiler or tank manufacturing; bone reduction; caustic soda manufacturing; celluloid manufacturing; coal, coke yards, or coal classifications, felt manufacturing; fossil fuel manufacturing; detergent, soap and by-products manufacturing using animal fat; disinfectant, insecticide, or poison manufacturing; distillation of bone, refuse, grain, and wood; dye manufacturing; fuel, oil, gasoline, and petroleum products (bulk storage and/or sale); hazardous waste treatment facility; linseed oil, shellac,

and turpentine manufacturing and refinery; lubrication and grease manufacturing; lumber mills, planing mills, and storage of logs; oil compounding; paint and enamel manufacturing; pickle manufacturing; scrap processing or shredding yard; smelting or refining of metal; sugar and beet refining; tar and waterproofing (materials manufacturing, treatment, and bulk storage).

~~11-02-252~~11-02-253 **HEAVY RETAIL AND HEAVY SERVICES**

This use category includes: all activities involving the production, processing, cleaning, servicing, testing, or repair of materials, goods, or products that would be considered as light or heavy industrial shall be prohibited in this use. For example, while auto or engine repair is permitted, the storage and disassembly of vehicles and the re-assembly of various parts are considered heavy industry. Junkyards are also considered heavy industry. Heavy retail and heavy service uses include retail and/or service activities that have large amounts of exterior service or storage areas or partially enclosed structures such as: automobile dealers; automotive repair except top, body, upholstery repair, paint, and tire retreading shops; automotive services except wrecking or towing storage yards; mobile home and manufactured housing dealers with mobile home sales office; auto/truck rental/leasing; cold storage; cabinet manufacturing with sales; radio and TV broadcasting station; flea market; firewood sales, storage, and splitting; and pawn shops.

~~11-02-253~~11-02-254 **HELIPORT**

An area, either at ground level or elevated on a structure, licensed and approved for the landing and takeoff of helicopters, and any appurtenant structures or facilities which may include parking, waiting room, refueling, maintenance, repair, or storage facilities.

~~11-02-254~~11-02-255 **HIGH RISE**

A multifamily dwelling greater than three (3) stories in height and requiring an elevator for access to upper floors.

~~11-02-255~~11-02-256 **HOME OCCUPATION**

A business, profession, occupation or trade conducted for personal gain or support of the residential occupation and conducted within a residential building or accessory structure to a residential use.

~~11-02-256~~11-02-257 **HORSE TRAILER SALES AND RENTAL**

A commercial establishment or area for the purpose of horse trailer sales and rental.

~~11-02-257~~11-02-258 **HOSPITAL**

An establishment that provides medical or surgical care and treatment for the sick and the injured, where overnight stays are routine, and may include necessary accessory facilities such as laboratories, outpatient, or training facilities.

~~11-02-258~~11-02-259 **HOTEL OR MOTEL**

A commercial establishment, which offers transient lodging accommodations to the general public and provides additional services such as restaurants, meeting rooms, and recreation facilities. A hotel or motel shall provide a minimum of six (6) guestrooms.

~~11-02-259~~11-02-260 **HOUSEHOLD PETS**

Domesticated dogs and cats, small animals (rabbits, guinea pigs, hamsters, chinchillas, mice, and fish), reptiles (non-venomous only), and birds (parakeets, canaries, cockatiels, parrots) kept in cages, which are customarily kept in the home.

~~11-02-260~~11-02-261 **IMPACT FEE ADMINISTRATION**

The person or persons designated by the County Administrator to administer the Regional Traffic Impact Fee Regulations.

~~11-02-261~~11-02-262 **IMPROVEMENT**

Any man-made, immovable item that becomes part of, is placed upon, or is affixed to a structure or lot.

~~11-02-262~~11-02-263 **INCIDENTAL SIGN**

A sign without a commercial message, usually informational, that has a purpose secondary to the use of the lot on which it is located, such as "no

parking," "entrance," "loading only," telephone," and other similar directives.

~~11-02-263~~11-02-264 **INCINERATOR**

An engineered apparatus used to burn waste substances and in which all the combustion factors, temperature, retention time, turbulence and combustion air, can be controlled.

~~11-02-264~~11-02-265 **INCLUSION**

The process by which a Special District's boundaries are altered through the addition of real property.

~~11-02-265~~11-02-266 **INCREASING THE EXISTING DESIGN CAPACITY**

The addition of any buildings, structures, or other property which creates an increase in the capacity of the facility, beyond which was approved in the original application, but shall not apply to technological modifications or minor apparatus which increase capacity without an increase in resource consumption, pollutant discharge, or noise levels.

~~11-02-266~~11-02-267 **INDIVIDUAL SEWAGE DISPOSAL SYSTEM**

An absorption system of any size or flow, or a system or facility for collecting, storing, treating, neutralizing, stabilizing, or disposing of sewage which is not part of or connected to a sewage treatment works. An ISDS with a design hydraulic capacity equal to or greater than two thousand gallons per day is considered to be a domestic wastewater treatment works and subject to State Health and Tri-County Health regulation.

*Adopted by the BOCC on December 13, 2010.

~~11-02-267~~11-02-268 **INDOOR RECREATION/ENTERTAINMENT** **COMMERCIAL**

This use category includes: all indoor commercial amusement facilities (except "Sexually Oriented Businesses") including, but not limited to: bowling alleys; indoor sports arenas; physical fitness facilities; movie theaters; assembly halls; auditoriums; video arcades; and pool arcades.

~~41-02-268~~11-02-269 **INDUSTRIAL USES**

Industrial uses include business park uses; extraction and disposal uses; heavy industry; heavy manufacturing or processing; landscape storage yards; light industry; light manufacturing or processing; major energy facilities; moderate manufacturing or processing; and outdoor storage.

~~41-02-269~~11-02-270 **INERT MATERIAL**

As defined in C.R.S. Section 25-15-101 (14) which includes non-water soluble and non-putrescible solids together with such minor amounts and types of other materials as will not significantly affect the inert nature of such solids, as determined by Adams County. The term includes, but is not limited to, earth, sand, gravel, rock, concrete (which has been in a hardened state for at least sixty (60) days), masonry, asphalt paving fragments which are not located in the water table, and other inert solids including those the Colorado Department of [Public Health and Environment](#) may identify by regulation. Street sweepings from street cleaning machines are not considered inert material and are instead considered solid waste.

~~41-02-270~~11-02-271 **INFECTIOUS WASTE**

Any material as defined in C.R.S. Section 25-15-402 (1). This includes waste capable of producing an infectious disease and requires the consideration of certain factors as described in state statutes necessary for induction of disease. Generally, the waste must contain pathogens with sufficient virulence and quantity so that exposure to the waste by a susceptible host could result in disease.

~~41-02-274~~11-02-272 **INSTITUTIONAL CARE**

This use category includes: convents or monasteries; nursing homes; hospitals/clinics; foster homes; sanitariums; convalescent homes; protective living facilities; boarding/rooming houses; and sheltered care homes.

~~41-02-272~~11-02-273 **INSTITUTIONAL USES**

Institutional uses include institutional care; jails and prisons; neighborhood indoor uses; outdoor public uses; places of worship; public service; and universities.

~~11-02-273~~11-02-274 **INSULATION MATERIAL SALES AND STORAGE**

A commercial establishment or area for the sale and/or storage of insulation materials.

~~11-02-274~~11-02-275 **INTERNATIONAL AIRPORT CLEAR ZONE**

An area devoted to those uses identified in Article IV of the Intergovernmental Agreement on a New Airport.

~~11-02-275~~11-02-276 **JAILS AND PRISONS**

This use category includes jails; prisons; penal institutions; or other facilities for the processing and confinement of persons held in lawful custody.

~~11-02-276~~11-02-277 **JUNK**

Any manufactured goods, appliances, fixtures, furniture, machinery, motor vehicle or trailer which is abandoned, demolished or dismantled, and such discarded or generally unusable material as scrap metal, scrap material, waste, bottles, tin cans, paper, garbage, boxes, crates, rags, used lumber, building materials, motor vehicles, machinery parts, and used tires (these are by way of example and not by way of limitation).

~~11-02-277~~11-02-278 **JUNKYARD**

An industrial use contained within a structure, or parcel of land where junk, waste, discarded, or salvage materials are bought, sold, exchanged, stored, baled, packed, assembled, or handled, including automobile wrecking yards, but not including scrap processing or shredding.

~~11-02-278~~11-02-279 **KENNEL/CATTERY, COMMERCIAL**

This use category includes facilities where four (4) or more animals of the canine or feline family are kept, maintained, sheltered or boarded for compensation.

~~11-02-279~~11-02-280 **KENNEL/CATTERY, PRIVATE**

Premises where more than the maximum allowable number of dogs and/or cats are kept for the private, non-commercial enjoyment of the owner(s). This does not include offspring less than five (5) months of age belonging to one of the adult animals. Boarding dogs and/or cats other than those animals owned by the resident and/or owner and immediate family is prohibited.

~~11-02-280~~11-02-281 **LANDSCAPE STORAGE YARD**

An unenclosed portion of the lot or parcel upon which a landscape business owner maintains a principal office or a permanent business. Designation of the lot or parcel as a landscape storage yard would allow this area to be used to store and maintain construction equipment and other materials customarily used in the trade.

*Adopted by the BOCC on December 13, 2010.

~~11-02-281~~11-02-282 **LANDSCAPED AREA**

Land set aside for the purpose of planting and maintaining trees, shrubs, ground cover or grasses, as well as associated ornamental nonliving materials.

~~11-02-282~~11-02-283 **LANDSCAPING**

Landscaping shall mean those plants and associated nonliving ornamental materials, which are permitted in Section 4-15.

~~11-02-283~~11-02-284 **LEVEL OF SERVICE**

A qualitative measure describing operational conditions, from “A” (best) to “F” (worst), within a traffic stream or at intersections, which is quantified for road segments by determination of a volume to capacity ratio (V/C), which is a measurement of the amount of capacity of a road which is being utilized by traffic.

~~11-02-284~~11-02-285 LETTER OF MAP REVISION (LOMR)

A Letter of Map Revision is an official revision to the currently effective FEMA map. It is issued by FEMA and changes flood zones, delineations, and elevations.

~~11-02-285~~11-02-286 LETTER OF MAP REVISION BASED ON FILL (LOMR-F)

FEMA's modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway.

~~11-02-286~~11-02-287 LIBRARY, PUBLIC

An establishment operated by a public agency or nonprofit organization used to keep literary and artistic materials, such as books, periodicals, newspapers, pamphlets, and prints, for reading, reference, or borrowing.

~~11-02-287~~11-02-288 LIGHT INDUSTRIAL

This use category includes: manufacturing, processing, storage transportation, construction, repair and wholesale uses such as: general building contractors; special trade contractors; dairy and food processing and manufacturing facilities;; textiles and apparel; lumber, building materials, and wood products; furniture and fixtures; paper products, except mills; printing and publishing; drug manufacturing; leather and leather products, including tanning and finishing; fabricated metal, sheet metal shops, metal products manufacturing; electric and electronic equipment, including electronic distribution and electrical industrial; instruments and related products; meat processing and packaging, excluding meat packing and slaughter; miscellaneous manufacturing industries; local and interurban passenger transit; trucking and general warehousing, including mini-storage; transportation services; wholesale trade (durable and non-durable); fuel and ice dealers; welding repair; automotive repair, including top, body, upholstery repair, paint, and tire re-treading shops; special warehousing and storage; auto towing and storage yards; recreational vehicle storage; dry cleaning plants; auction houses without livestock; and bus repair.

~~41-02-288~~11-02-289 **LIGHT MANUFACTURING OR PROCESSING**

Manufacturing and processing in which no operations are carried on which will be likely to create smoke, fumes, noise, odor, vibration, or dust, or which will be detrimental to the health, safety, or general welfare of the community. The following are examples of light manufacturing or processing: beverage manufacturing; book binding; canvas products manufacturing; clothing or cloth manufacturing; office and computing machines; electronics manufacturing; furnace installation, repair, and cleaning; hosiery manufacturing; machine shops; machine tool manufacturing; machinery sales; public utility storage, yards, and service installments; shoe manufacturing; sign manufacturing, repair, and maintenance.

~~41-02-289~~11-02-290 **LINSEED OIL, SHELLAC, AND TURPENTINE MANUFACTURING OR REFINERY**

An industrial establishment or area for the purpose of manufacturing or refining linseed oil, shellac, or turpentine.

~~41-02-290~~11-02-291 **LIVESTOCK AND POULTRY**

Domestic animals of types customarily raised or kept on farms or ranches for profit or other productive purposes.

~~41-02-294~~11-02-292 **LIVESTOCK AND POULTRY CONFINEMENT OPERATION**

An operation for the growing, feeding and fattening of livestock and/or poultry for commercial purposes, where the animals are confined within a closed structure; and/or the animals are kept within permanent corrals, pens, or yards; and these animals have been, are, or will be stabled or confined and fed or maintained for a total of forty-five (45) consecutive days or more in any twelve (12) month period.

~~41-02-292~~11-02-293 **LIVESTOCK UNIT**

A term and number used to establish an equivalency for various species of livestock. Any combination of livestock species shall not exceed the maximum number of livestock units allowed in the applicable zone district.

~~11-02-293~~11-02-294 **LOADING OR UNLOADING SPACE**

An off-street area used for the temporary parking of a commercial vehicle for the loading or unloading of merchandise or materials.

~~11-02-294~~11-02-295 **LOCAL STREET (RESIDENTIAL OR INDUSTRIAL)**

A street designed for local service with no through traffic that may have stop signs or traffic signals.

~~11-02-295~~11-02-296 **LODGES, FRATERNAL AND SOCIAL ORGANIZATIONS**

An establishment used by an organization of persons joined together for a common purpose or interest.

~~11-02-296~~11-02-297 **LODGING, COMMERCIAL**

This use category includes hotels; motels; and convention centers.

~~11-02-297~~11-02-298 **LOT**

A single designated parcel, tract, or area of land established by a recorded subdivision plat or a separate parcel of land that existed as such prior to July 1, 1972.

~~11-02-298~~11-02-299 **LOT AREA**

The total area of a horizontal plane bounded by the lot lines but not including any areas occupied by right-of-way, floodplains, the waters of any lake, river, canal, or major drainage ditch.

~~11-02-299~~11-02-300 **LOT, CORNER**

A lot or parcel of land abutting two (2) or more streets at their intersection, or upon two (2) parts of the same streets forming an interior angle of less than one-hundred-thirty-five (135) degrees. The setback shall be the same as a front setback for all corner lots.

~~11-02-300~~11-02-301 **LOT COVERAGE**

The portion of a lot that can be legally occupied by the ground floor of the principal structure and use and all permitted accessory uses, buildings or structures.

~~11-02-304~~11-02-302 **LOT DEPTH**

The horizontal distance between the front lot line to the rear lot line measured from the midpoint of the front lot line to the midpoint of the rear lot line.

~~11-02-302~~11-02-303 **LOT, DOUBLE FRONTAGE**

A lot, other than a corner lot, which has frontage on more than one (1) street.

~~11-02-303~~11-02-304 **LOT, FLAG**

A lot where access to the public road is by a narrow, private, right-of-way.

~~11-02-304~~11-02-305 **LOT FRONTAGE**

Any lot line of a lot abutting a street or public right-of-way.

~~11-02-305~~11-02-306 **LOT, INTERIOR**

A lot with one frontage on a dedicated public right-of-way, other than an alley.

~~11-02-306~~11-02-307 **LOT LINE**

A line of record bounding a lot, which divides one lot from another lot or from a public or private street or any other public space.

~~11-02-307~~11-02-308 **LOT LINES, FRONT**

The lot line separating a lot from a street right-of-way. For corner or double frontage lots, there shall be as many front lot lines as there are frontages on street right-of-ways.

~~11-02-308~~11-02-309 **LOT LINES, REAR**

The lot line opposite and most distant from the front lot line; or in the case of triangular or otherwise irregularly shaped lots, the Chief Building Official shall designate the rear and side lot lines by address.

~~11-02-309~~11-02-310 **LOT WIDTH**

The horizontal distance between the side lot lines of a lot, measured at the established or minimum front setback line.

~~11-02-310~~11-02-311 **LOT, ZONING**

A lot or a series of contiguous lots, not separated by a street or other right-of-ways, designated by their owner as a tract to be used, developed, built upon as a unit, under single ownership and control.

~~11-02-311~~11-02-312 **LOWEST FLOOR**

The lowest floor of the lowest enclosed area including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, structure access or storage, in an area other than a basement area, is not considered lowest floor of a structure, provided said enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of the regulation.

~~11-02-312~~11-02-313 **LUMBER MILL**

A commercial establishment or area equipped with machinery for the purpose of dressing logs or lumber or modifying the shape or size of the lumber in any way.

~~11-02-313~~11-02-314 **MALODOROUS CONDITION**

An odor reading greater than the permitted odor standard allowed by state statutes or regulations. Odor readings will be taken to determine whether such conditions exist. The odor readings shall be made by an agent certified in Odor Intensity Rating by the Colorado Department of Public Health and Environment by use of a Barneby Cheney Scentometer. The reading shall be taken at any location on or outside the permit boundary.

~~11-02-314~~11-02-315 **MAJOR ENERGY FACILITIES**

Transmission lines, power plants, and substations; gas processing plants, and related storage areas providing fossil fuels, manufactured gas, or other petroleum derivatives; microwave installations; and pipelines above ground in excess of one (1) mile in length.

~~11-02-315~~11-02-316 **MAJOR ENERGY FACILITY OPERATION APPLICANT**

Any individual, partnership, corporation, association, company, or other public or corporate body, including any political subdivision, agency, instrumentality, or corporation of the state, engaged in the operation of a public utility and/or major energy facilities.

~~11-02-316~~11-02-317 **MAJOR REPAIRS**

Work or renovation estimated to cost more than fifty percent (50%) of the market value of the structure to be renovated. The costs of renovation or repair or replacement shall mean the fair market value of the materials and services necessary to accomplish such renovation, repair or replacement and no person may seek to avoid the intent of Section 4-22-02 by doing such work incrementally. The market value shall mean either the market value for property tax purposes, updated as necessary by the increase in the consumer price index since the date of the last valuation, or the valuation determined by an independent qualified appraiser, mutually selected by the Director of Community and Economic Development ~~Director of Planning and Development~~ and the applicant. A qualified appraiser shall be a Member of the Appraisal Institute (M.A.I.) or an Accredited Rural Appraiser (A.R.A.).

~~11-02-317~~11-02-318 **MAJOR ROAD SYSTEM**

All arterial roads within unincorporated Adams County, excluding state and federal highways.

~~11-02-318~~11-02-319 **MANUFACTURED HOME**

A structure manufactured pursuant to the authority of the “National Manufactured Housing Construction and Safety Standards Act (42 U.S.C 4501 et seq., as amended) that is transferable in one (1) or more sections and which is built on a permanent chassis off site, with wheels and axles that are a temporary means of transport of the unit to its site. Manufactured homes are designed to be used with or without a permanent foundation. The sections of the home when assembled must have dimensions of at least eight (8) by forty (40) feet, excluding hitches and transport apparatus. All mobile homes manufactured after June 15, 1976, and meet federal standards are considered manufactured homes.

~~11-02-319~~11-02-320 **MANUFACTURED HOME PARK**

A tract of land under individual or corporate ownership with two (2) or more spaces for lease or rent upon which individual manufactured home residences are placed and used for residential purposes.

~~11-02-320~~11-02-321 **MANUFACTURED HOME SALES LOT**

An establishment or area for the sales of manufactured homes.

~~11-02-321~~11-02-322 **MANUFACTURED HOME SUBDIVISION**

A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

~~11-02-322~~11-02-323 **MANUFACTURING, GENERAL**

Establishments engaged in the mechanical or chemical transformations of materials or substances into new products including the assembling of components, parts, the manufacturing of products, and the blending of materials such as lubricating oils, plastics, resins, or liquors.

~~11-02-323~~11-02-324 **MANUFACTURING OF SMALL COMPONENTS
AND INSTRUMENTS**

An establishment or area for the purpose of assembly and production of small components and instruments.

~~11-02-324~~11-02-325 **MARQUEE**

Any permanent roof-like structure projecting beyond, and supported by the wall of a structure, generally designed and constructed to provide protection from the weather.

~~11-02-325~~11-02-326 **MARQUEE SIGN**

Any sign attached to, in any manner, or made part of a marquee.

~~11-02-326~~11-02-327 **MARIJUANA ESTABLISHMENT**

A Marijuana Establishment means both a “Medical Marijuana Business” and/or a “Retail Marijuana Establishment” as defined by the Colorado Department of Revenue Marijuana Enforcement Division (1 CCR 212-2).

~~11-02-327~~11-02-328 **MASSAGE**

A method of treating the body for remedial or hygienic purposes, including, but not limited to rubbing, stroking, kneading, or tapping with the hand or an instrument or both.

~~11-02-328~~11-02-329 **MASSAGE BUSINESS**

An establishment providing massage, but does not include training rooms of public and private schools accredited by the state board of education or approved by the division charged with the responsibility of approving private occupational schools, training rooms of recognized professional or amateur athletic teams, and licensed health care facilities. A facility which is operated for the purpose of massage therapy performed by a massage therapist is a massage business.

~~11-02-329~~11-02-330 **MASSAGE THERAPIST**

A person who has graduated from a massage therapy school accredited by the state board of education or division charged with the responsibility of approving private occupational schools, or from a school with comparable approval or accreditation from another state with transcripts indicating completion of at least five hundred (500) hours of training in massage therapy. A massage therapy school may include an equivalency program approved by the state board of education or division charged with the responsibility of approving private occupational schools.

~~11-02-330~~11-02-331 **MATERIAL MODIFICATION (SPECIAL DISTRICT SERVICE PLANS)**

A basic or essential change to the method of providing services including the exclusion or addition of services.

~~11-02-334~~11-02-332 **MATURITY**

For the purposes of these standards and regulations, maturity shall mean five (5) years after planting for shrubs, ten (10) years after planting for trees, and one (1) year after planting for ground covers. Large trees shall be those which typically reach a height of over twenty (20) feet at maturity, and ornamental trees shall mean those which typically reach a height of twenty (20) feet or under at maturity.

~~11-02-332~~11-02-333 **MICROWAVE INSTALLATION**

Any non-mobile facility and appurtenant facilities transmitting or receiving microwave energy to a location, or from a location other than the structure to which the device is attached, and any addition thereto increasing the existing design capacity. Microwave installations with towers less than ninety (90) feet in height and/or utilizing less than one (1) acre in size for tower installation shall be exempt from this definition.

~~11-02-333~~11-02-334 **MINERAL DEPOSITS OF COMMERCIAL QUANTITY AND QUALITY**

Natural mineral deposits of limestone, coal, gravel, sand, and quarry aggregate for which extraction is or will be commercially feasible and for which it can be demonstrated by geologic, mineralogical, or other scientific data, the deposit is of significant value to the County.

~~11-02-334~~11-02-335 **MOBILE HOME**

A structure, transportable in one (1) or more sections, which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation, and which has not been certified under the “National Manufactured Housing Construction and Safety Standards Act” (42 U.S.C. 4501 et seq., as amended). Mobile homes have not been produced since 1976. See also “Manufactured Home”.

~~11-02-335~~11-02-336 **MOBILE HOME PARK**

This use category includes: a parcel of land, under single ownership, planned and improved for the placement of mobile homes, where each mobile home is designed, arranged and intended to be occupied by one (1) living unit, located on a single or multiple lots, being the principal use of the lot, and not connected to any other residence.

~~11-02-336~~11-02-337 **MODERATE MANUFACTURING OR PROCESSING**

Manufacturing and processing in which operations are carried on which may be likely to create smoke, fumes, noise, odor, vibration, or dust, but which are not detrimental to the health, safety, or general welfare of the community. The following uses are considered medium manufacturing or processing for the purpose of these standards and regulations:

1. Can Manufacturing
2. Candy Product Manufacturing (for sale off premises)
3. Cement, Cinder Block, Concrete, Lime or Plaster Manufacturing
4. Cosmetic and Perfume Manufacturing
5. Creosote Manufacturing or Treatment Plant
6. Fat Rendering Production (of edible fats and oils from animal or vegetable products)
7. Forging Plant and Foundry
8. Glass or Glass Product Manufacturing
9. Metal Ingots, Casting Sheets or Bearings, Forging or Rolling Mills
10. Millinery Manufacturing
11. Mobile Homes Manufacturing and Storage
12. Vacation Camper Manufacturing

~~11-02-337~~11-02-338 **MORTUARY**

An establishment with facilities for the preparation of the deceased for burial or cremation to include embalming, for the viewing of the body, and for funerals. Also known as Funeral Home or Funeral Parlor.

*Adopted by the BOCC on December 13, 2010.

~~11-02-338~~11-02-339 **MOSQUE**

See “Place of Worship”.

~~11-02-339~~11-02-340 **MOVER**

The drilling contractor or trucking contractor actually transporting the drilling rig for the operator.

~~11-02-340~~11-02-341 **MOVING AND TRANSFER COMPANY**

A commercial establishment, which moves and transfers items.

~~11-02-341~~11-02-342 **NATIONAL FLOOD INSURANCE PROGRAM (NFIP)**

FEMA’s program of flood insurance coverage Program (NFIP) and floodplain management administered in conjunction with the Robert T. Stafford Disaster Relief and Emergency Assistance Act. The NFIP has applicable Federal regulations promulgated in Title 44 of the Code of Federal Regulations. The U.S. Congress established the NFIP in 1968 with the passage of the National Flood Insurance Act of 1968.

~~11-02-342~~11-02-343 **NATURAL HAZARD**

A geologic, wildlife, or flood condition which is adverse to past, current, or foreseeable construction or land use and constitutes a significant hazard to public health and safety or to property.

~~11-02-343~~11-02-344 **NEIGHBORHOOD INDOOR USES**

This use category includes: neighborhood community or recreational centers; day care centers (day or nursery schools); gymnasiums; branch libraries; indoor recreational centers; public or private primary and secondary schools (excluding trade schools); indoor skating rinks (ice or roller); indoor swimming pools; tennis; racquetball; handball; handball courts; and all other indoor institutional uses.

~~11-02-344~~11-02-345 **NO TILL OR SLOT PLANTING**

A conservation tillage system in which the soil is left undisturbed prior to planting. Planting is completed in a narrow seedbed approximately one (1) to three (3) inches wide. Weed control is accomplished primarily with herbicides. Residue from the preceding crop is to be retained on the soil surface with the exception of that buried by the drill.

~~11-02-345~~11-02-346 **NONCOMBUSTIBLE BUILDING CONSTRUCTION**

A material of which no part will ignite and burn when subjected to fire. Any material conforming to Uniform Building Code Standard No. 4-1 as adopted in the County Building Code shall be considered noncombustible, or a material having a structural base of noncombustible materials as defined above, with a surfacing material not over 1/8 inch thick which has a flame spread rating of fifty (50) or less.

~~11-02-346~~11-02-347 **NONCONFORMING CONDITIONS**

An activity of a building, sign, fence, structure, or a portion thereof which lawfully existed before the adoption or amendment of these standards and regulations, but which does not conform to all of the regulations contained in these standards and regulations, or amendments thereto, which pertain to the zone district in which it is located.

~~11-02-347~~11-02-348 **NONCONFORMING LOT**

A lot, the area, dimensions or location of which were lawful at the time the lot was created, but which fail to conform to the current standards and regulations due to adoption, revision or amendment.

~~11-02-348~~11-02-349 **NONCONFORMING MOBILE HOME PARK**

A mobile home park lawfully created prior to January 1, 1980, that may or may not be located in the Mobile Home Dwelling Zone District and is recognized as an established mobile home park by the County Treasurer's Office.

~~11-02-349~~11-02-350 **NONCONFORMING SIGN**

Any sign, the area, dimensions or location of which were lawful at the time the sign was erected, but which fail to conform to the current standards and regulations due to adoption, revision or amendment.

~~11-02-350~~11-02-351 **NONCONFORMING STRUCTURE**

Any structure for which the size, dimensions or location of which was lawful when erected or altered, but which fails to conform to the current standards and regulations due to adoption, revision or amendment.

~~11-02-351~~11-02-352 **NONCONFORMING USE**

A use or activity, which was lawful when, originally established, but which fails to conform to the current standards and regulations due to adoption, revision or amendment.

~~11-02-352~~11-02-353 **NONCONFORMITY, DIMENSIONAL**

A nonconforming situation that occurs when any one of the following items does not conform to the standards and regulations applicable to the district in which the property is located:

1. The height, size, or minimum floor area of a structure;
2. The relationship between an existing structure or structures and other structures; or
3. The lot lines of a parcel.

~~11-02-353~~11-02-354 **NONHAZARDOUS MATERIALS**

Materials not defined as "Hazardous Materials" or "Hazardous Waste" in this document.

~~11-02-354~~11-02-355 **NONLIVING MATERIAL**

Material associated with landscaping such as lava rock, washed river rock, wood chips, and other similar nonliving decorative material.

~~11-02-355~~11-02-356 **NON-SITE RELATED IMPROVEMENTS**

Road capital improvements and right-of-way dedications for roads on the County's major roadway system. Roadway improvements identified in the Regional Traffic Impact Fee Section are not site-related improvements.

~~11-02-356~~11-02-357 **NUDE MODEL STUDIO**

Any place where a person appears in a state of nudity or displays "specified anatomical areas" and is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculpted, photographed, or similarly depicted by other persons.

~~11-02-357~~11-02-358 **NUDITY OR STATE OF NUDITY**

The appearance of human bare buttock, anus, male genitals, or the areola or nipple of the female breast; or a state of dress which fails to opaquely and fully cover human buttocks, anus, male or female genitals, pubic region or areola or nipple of the female breast.

~~11-02-358~~11-02-359 **NURSERIES**

This use category includes plant nurseries with or without retail sales or greenhouses.

~~11-02-359~~11-02-360 **NURSERY SCHOOL**

See "Day Care Center".

~~11-02-360~~11-02-361 **NURSING HOME**

A health establishment, which provides nursing care under the direction of a Colorado, licensed physician to patients who, for reason of illness or physical infirmities, are unable to care for themselves.

~~11-02-364~~11-02-362 **OBSTRUCTION**

Any dam, wall, embankment, levee, dike, pile, abutment, soil material, bridge, conduit, culvert, building, wire, fence, refuse, fill, structure or other matter in, along, across, or projecting into any channel which may impede, retard, or change the direction of the flow of water, either in itself or by catching debris carried by such water, or that is placed where the flow of water might carry the same downstream.

~~11-02-362~~11-02-363 **OFF-PREMISE ADVERTISING DEVICES**

This use category includes: signs advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which the sign is located. These signs are commonly referred to as billboards.

~~11-02-363~~11-02-364 **OFFENDING VEGETATION**

Noxious weeds as defined by the Colorado Department of Agriculture and/or as identified for mandated control and enforcement by the County Weed Manager. Areas for cultivation of crops shall not be considered landscaping or offending vegetation.

*Adopted by the BOCC on December 13, 2010.

~~11-02-364~~11-02-365 **OFFICES**

This use category includes: banking and other credit agencies (offices only); security, commodity brokers and services; insurance carriers; real estate; holding and other investments; business services; and medical offices.

~~11-02-365~~11-02-366 **OFF-SITE DIRECTIONAL SIGN**

A sign, which directs attention to a business, commodity, service, activity or product, sold, conducted, or offered off the premises where such sign is located. An Off-Site Directional Sign shall be used to advertise a business, commodity, service, campaign, drive, or special event, which is located within one thousand (1,000) feet of the property on which the sign is placed.

~~11-02-366~~11-02-367 **OFF-STREET PARKING SPACE**

An area of three hundred (300) square feet, which shall include the parking space and the necessary area for ingress and egress.

~~11-02-367~~11-02-368 **OIL AND GAS WELL DRILLING AND PRODUCTION**

The drilling for and production of gas and oil, along with the installation of pumps, tanks, pits, treaters, and separators and other equipment.

~~11-02-368~~11-02-369 **OPEN AREA**

Any real property in single or joint ownership with no structures.

~~11-02-369~~11-02-370 **OPEN SPACE**

Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such lands.

~~11-02-370~~11-02-371 **OPERATOR**

The mineral estate owner, the mineral estate lessee, drilling contractor, production company, or any party or parties acting on behalf of any of the above.

~~11-02-374~~11-02-372 **OUTDOOR ADVERTISING SIGN**

See “Billboard”.

~~11-02-372~~11-02-373 **OUTDOOR COMMERCIAL RECREATION**

This use category includes: outdoor commercial amusement facilities; music arenas; theme parks; amusement parks; go-cart establishments; miniature golf establishments; ice and roller skating rinks; water slides; batting cages; archery ranges; pistol and shooting ranges; and drive-in theaters.

~~11-02-373~~11-02-374 **OUTDOOR CONCERTS AND EVENTS**

An outdoor establishment or facility used to accommodate an audience at public meetings or artistic performances, which usually includes a stage and seating.

~~11-02-374~~11-02-375 **OUTDOOR STORAGE**

The storage of materials or inventory naturally and normally incidental to the primary use of a property limited to the primary user of the property, and located on the same lot with the primary use. Accessory storage shall not include vehicles, which can be driven off the property under their own power and are licensed to be driven on public rights-of-way. Merchandise for sale or lease shall not be considered accessory storage, except storage of gravel, rock, recycled asphalt, or other landscaping materials shall be considered outdoor storage.

*Adopted by the BOCC on December 13, 2010.

~~11-02-375~~11-02-376 **OVERALL DEVELOPMENT PLAN**

A plan, map, and supporting materials required by these standards and regulations that outlines general, rather than detailed, development intentions and depicts a proposed subdivision in schematic form.

~~11-02-376~~11-02-377 **OUTDOOR PUBLIC USES**

This use category includes: public areas for active recreational activities including, but not limited to, jogging, cycling, tot lots, playing fields, playgrounds, outdoor swimming pools, tennis courts, public campgrounds, and publicly-operated golf courses. Also included are recreational uses such as: arboretums; areas for hiking; nature areas; wildlife sanctuaries; picnic areas; garden plots; recreation-oriented parks; and other public open spaces. Cemeteries, with or without caretaker residences, are also considered outdoor public uses.

~~11-02-377~~11-02-378 **OWNER**

Any person who alone, jointly, or severally with others:

1. Has a legal, possessory or equitable interest in a dwelling unit, with or without accompanying actual possession thereof; or

2. Acts as the agent of a person having a legal, possessory or equitable interest in a dwelling or dwelling unit thereof; or
3. Is the general representative or fiduciary of an estate through which a legal or equitable interest in a dwelling unit is administered.

~~11-02-378~~11-02-379 **PAINTING AND BODY SHOP**

An establishment or area for the purpose of the replacement, painting, restoration, welding, rebuilding or refinishing of vehicle parts or body components of automobiles, trucks, and other motor vehicles.

~~11-02-379~~11-02-380 **PARKING GARAGE**

A multi-level covered structure that provides primary parking to the public.

~~11-02-380~~11-02-381 **PARKING LOT, COMMERCIAL**

This use category includes: a parking lot or parking garage for public parking for a fee, not including parking lots or garages operated as an accessory use in association with a residential, commercial, or industrial business. See “Automobile Parking Lot”.

~~11-02-381~~11-02-382 **PARKS, PUBLIC**

A tract of land designed for and used by the public for active or passive recreation, which may include structures containing athletic facilities, cooking facilities, and restrooms.

~~11-02-382~~11-02-383 **PAWNBROKER**

Defined in accordance with C.R.S. Section 12-56-101. Used motor vehicles, used clothing, and nonprofit establishments are excluded from the provisions of this definition.

~~11-02-383~~11-02-384 **PAWNSHOPS**

A retail sales establishment where a pawnbroker regularly engages in or solicits business.

~~11-02-384~~11-02-385 **PENNANT**

Any lightweight plastic, fabric, or other material whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

~~11-02-385~~11-02-386 **PERCENT OF NEW TRIPS FACTOR**

The percentage of peak hour trips which a proposed land use will generate that constitutes new or additional trips added to the County's major roadway system. Those trips that do not represent additional trip ends shall not be counted as new or additional trips. Pass-by trips and diverted trips do not constitute new trips.

~~11-02-386~~11-02-387 **PERMANENT**

For the purpose of these standards and regulations, the term "permanent" shall mean any use or structure lasting for a period of five (5) years or longer.

~~11-02-387~~11-02-388 **PERMANENT GRASS**

A conservation system in which native grass has been left untilled or reseeded to native or adapted/introduced grasses.

~~11-02-388~~11-02-389 **PERMANENT MONUMENT**

Any structure of masonry and/or metal placed on or in the ground, including those exclusively placed for surveying reference, which meet the requirements of state law.

~~11-02-389~~11-02-390 **PERMANENT STRUCTURES**

Existing structures constructed after issuance of a valid building permit(s) by Adams County and occupied after the issuance of a valid Certificate(s) of Occupancy by Adams County.

~~11-02-390~~11-02-391 **PERMIT**

An express written and formal approval, including any conditions of approval, to conduct a use allowed by a Certificate of Designation, Conditional Use, Special Use Temporary Use, Domestic Sewage Sludge Application Permit, or other written and formal approvals adopted as a part of these standards and regulations.

~~11-02-391~~11-02-392 **PERMIT ISSUING AUTHORITY**

The entity authorized by these standards and regulations to issue a permit for a particular type of land use (the [Director of Community and Economic Development](#) ~~Director of Planning and Development~~ for zoning review approval and temporary uses, Board of Adjustment for special uses, or Board of County Commissioners for conditional uses).

~~11-02-392~~11-02-393 **PERMITTED USE**

A use permitted by right in a zone district. The use must comply with all applicable performance standards for the use or uses and all County and State regulations to be permitted.

~~11-02-393~~11-02-394 **PERSON**

An individual, corporation, or other entity as the context suggests.

~~11-02-394~~11-02-395 **PLACE OF WORSHIP**

A structure, or group of structures, which is intended for the conducting of organized religious services and associated activities such as religious classes, child care during services, and committee and office work. For purposes of these standards and regulations, references to churches include all of these facilities.

~~11-02-395~~11-02-396 **PLAINS AREA OF ADAMS COUNTY**

For purposes of these standards and regulations, the Plains Area of Adams County shall mean those areas east of the areas designated for urban uses in the Airport Environs Plan. Separated by a line as follows: I-76 from the Weld County line to 152nd Avenue, then east to Watkins Mile Road, then south to 124th Avenue, then east to Quail Run Mile Road, then south to

80th Avenue, then east to Manila Mile Road, then south to 72nd Avenue, then east to Schumaker Mile Road, then south to the Arapahoe County line.

~~11-02-396~~11-02-397 **PLANNED UNIT DEVELOPMENT (P.U.D.)**

In accordance with the Planned Unit Development Act of 1972, the objective of a Planned Unit Development is to establish an area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restriction to the existing land use regulations.

*Adopted by the BOCC on December 13, 2010.

~~11-02-397~~11-02-398 **PLANNING COMMISSION**

Planning Commission shall mean the Adams County Planning Commission, appointed by the Board of County Commissioners pursuant to C. R. S. Section 30-28-103, as amended.

~~11-02-398~~11-02-399 **PLAT**

A map or maps together with supporting documentation of certain described land prepared in accordance with these standards and regulations as an instrument which shall be filed with the Adams County Clerk and Recorder for providing a permanent and accurate record of the legal description, dedications, exact size, shape, and location of lots, blocks, streets, easements, and parcels of land within a subdivision. The plat, when recorded by the Adams County Clerk and Recorder, becomes the legal instrument whereby the location and boundaries of separate parcels of land within a subdivision are identified.

~~11-02-399~~11-02-400 **PLUGGING**

As defined by the State of Colorado Oil and Gas Conservation Commission Rules and Regulations.

~~11-02-400~~11-02-401 **POLICE STATION**

An establishment used for administration of police operations, the dispatch of police personnel and vehicles, and the incarceration of criminals.

~~11-02-401~~11-02-402 **PORTABLE SIGN**

A sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A-or T-frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.

~~11-02-402~~11-02-403 **POST OFFICE**

An office or station of a government postal system at which mail is received and sorted, from which it is dispatched and distributed, and at which stamps are sold or other services rendered.

~~11-02-403~~11-02-404 **POWER PLANT**

Any electrical energy generating facility and appurtenant facilities which utilize a substation prior to distribution to a consumer, or any addition thereto, increasing the existing design capacity, except portable generators used in emergency situations.

~~11-02-404~~11-02-405 **PRE-APPLICATION CONFERENCE (SPECIAL DISTRICT SERVICE PLAN REVIEW)**

A scheduled meeting between the applicant and one (1) or more members of the District Review Team. The representative of the District Review Team ~~from the Department~~ and one (1) staff person from the Development Review Section of the Community and Economic Development Department must attend this meeting. At the pre-application conference, the proposed District, the state statutes, and these regulations shall be discussed in detail.

~~11-02-405~~11-02-406 **PRESCHOOL**

See “Day Care Center”.

~~11-02-406~~11-02-407 **PRINCIPAL STRUCTURE OR USE**

The main or primary purpose for which a structure or land is used, and to which all other uses on the property are accessory.

~~11-02-407~~11-02-408 **PRIVATE ROOM**

A room in an adult motel that is not a peep booth, has a bed and a bath in the room or adjacent room, and is used primarily for lodging.

~~11-02-408~~11-02-409 **PRIVATE STREETS**

Those streets located on private land maintained by private entities and generally restricted to private use.

~~11-02-409~~11-02-410 **PRO FORMA (SPECIAL DISTRICT SERVICE PLAN)**

A presentation of all projected expenses to be incurred and revenues to be generated by a proposed Special District showing the year-end financial status of the Special District for each year from the organization of the Special District until the repayment of all proposed debt.

~~11-02-410~~11-02-411 **PROFESSIONALLY PREPARED (SPECIAL DISTRICT SERVICE PLAN REVIEW)**

Meeting the standards set for Special District service plans by the District Review Team, to include, but not limited to, quality of map preparation, organization, and readability.

~~11-02-411~~11-02-412 **PROHIBITED ANIMAL**

Any animal which is ordinarily found in an unconfined state and is usually not kept as a household pet, including, but not limited to, lions, tigers, cheetahs, panthers, leopards, cougars, mountain lions, ocelots, any wild members of the genus felis, lynx, bobcats, foxes, minks, skunks, raccoons,

bears, non-human primates, wolves and coyotes; poisonous lizards, poisonous and/or constrictor snakes; lethal toads and arachnids (spiders, scorpions and tarantulas). "Prohibited Animal" shall not include domestic ferrets (*Mustelia furo*), livestock, or household pets as defined herein. Alleged domestication of any prohibited animal shall not affect its status under this definition. The determination of prohibited animal status for an animal not listed herein will be made by the Director of Community and Economic Development~~Director of Planning and Development~~.

~~11-02-412~~11-02-413 **PROJECTING SIGN**

Any sign affixed to a structure or wall in such a manner so that its leading edge extends more than six (6) inches beyond the surface of such structure or wall. Signs affixed to the structure that extend less than six (6) inches beyond the surface are considered to be wall signs.

~~11-02-413~~11-02-414 **PUBLIC IMPROVEMENT**

Any improvement, facility or service together with its associated public site or right-of-way necessary to provide transportation, drainage, public or private utilities, energy or similar essential services.

~~11-02-414~~11-02-415 **PUBLIC SERVICE**

This use category includes: emergency service buildings or garages (e.g. ambulance; fire; police; rescue); utility substations or transmission and distribution facilities; government offices; and all government-owned facilities except landfills or mining facilities.

~~11-02-415~~11-02-416 **PUBLIC STREETS**

Any streets or highways recognized by the public agency having jurisdiction over them.

~~11-02-416~~11-02-417 **PUBLIC UTILITY STORAGE AND YARD**

An area used for storage for establishments engaged in public services or utilities.

~~11-02-417~~11-02-418 **PUTRESCIBLE WASTE**

Those solid wastes that contain organic matter capable of being decomposed by microorganisms, and of such character and proportion as to be capable of attracting or providing food for birds or disease vectors.

~~11-02-418~~11-02-419 **RACING FACILITIES**

This use category includes automobile racing; horse racing; truck racing; and dog tracks.

~~11-02-419~~11-02-420 **RADIO AND TV BROADCASTING STATION**

A structure with electronic equipment that generates and amplifies a carrier radio or TV wave, modulates it, and radiates the resulting signal from an antenna.

~~11-02-420~~11-02-421 **RADIO AND TV TOWER, COMMERCIAL**

A structure intended for transmitting or receiving radio or television communications that may include parabolic dishes or microwave relay dishes mounted on the tower.

~~11-02-421~~11-02-422 **RAILROAD YARD**

An area used for storage by an establishment engaged in rail services.

~~11-02-422~~11-02-423 **RANCHING**

This use category includes ranching and other supporting agricultural uses.

~~11-02-423~~11-02-424 **REACH**

A hydraulic engineering term to describe longitudinal segments of a stream or river. A reach will generally include the segment of the floodplain where flood heights are primarily controlled by manmade or natural floodplain obstructions or restrictions. In an urban area, the segment of a stream or river between two (2) consecutive bridge crossings would most likely be a reach.

~~11-02-424~~11-02-425 **REAL ESTATE SALES SIGN**

A temporary sign erected to advertise the sale or lease of the premises on which the sign is located or the location of an open house, and does not require a sign permit or application fee.

~~11-02-425~~11-02-426 **REAR LOT LINE**

See “Lot Line, Rear”.

~~11-02-426~~11-02-427 **RECREATIONAL VEHICLE**

A vehicle which is (1) built on a single chassis; (2) four hundred (400) square feet or less when measured at the largest horizontal projections; (3) designed to be self-propelled or permanently towable by a light duty truck; and (4) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

~~11-02-427~~11-02-428 **RECYCLABLE MATERIALS**

A type of material subject to reuse or recycling. Recyclable materials include metal, glass, cloth, paper, plastic, or any other material which presently has a commercial use or value as a commodity, raw material, or feedstock and is intentionally separated from a waste stream for reprocessing or remanufacture. Recyclable materials do not include any material meeting the definition of a hazardous waste under Section 25-15-101(6), CRS, any material meeting the definition of an infectious waste under Section 25-15-402(1), CRS, any material meeting the definition of a putrescible waste, or any other materials likely to contaminate ground water, create off-site odors, or otherwise pose a threat to human health or the environment as a result of processing, reclaiming, recycling, storage prior to recycling, or use of the material.

~~11-02-428~~11-02-429 **RECYCLING FACILITY**

Operators and owners claiming exclusion from Certificate of Designation Regulations by operating facilities, or sites receiving solid waste materials, for the purpose of processing, reclaiming, or recycling solid waste materials. The exclusion requires submittal of a design and operations plan to the [Department of Planning and Development](#)[Community and Economic Development Department](#), which will be reviewed in accordance with the recyclable materials criteria.

~~11-02-429~~11-02-430 **REDUCED-TILL (MINIMUM-TILL)**

A tillage and planting system that meets at least one thousand (1,000) pounds flat small grain residue equivalent for wind erosion control and at least thirty percent (30%) ground cover for water erosion control.

~~11-02-430~~11-02-431 **RESIDENCE**

A place of primary habitation. For the purposes of these standards and regulations, the terms residence and dwelling are interchangeable.

~~11-02-431~~11-02-432 **RESIDENTIAL SIGN**

A freestanding or building sign located in a district zoned for residential uses that contains non-commercial messages or commercial advertising for goods or services legally offered on the premises where the sign is located, if offering such service at such location conforms with all requirements of these standards and regulations.

~~11-02-432~~11-02-433 **RESIDENTIAL USES**

Residential uses include manufacture home parks, mobile home parks; single-family dwellings, attached; single-family dwellings, detached; two-family dwellings; multi-family dwellings; and group homes.

~~11-02-433~~11-02-434 **RETAIL SALES**

Establishments engaged in the sale of goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. A retail sales establishment is usually a place of business and is engaged in activity to attract the general public to make purchases.

~~11-02-434~~11-02-435 **RESTAURANTS**

This use category includes: all establishments primarily oriented to serving food and/or beverages (including alcoholic beverages). This category does not include those restaurants serving to customers in vehicles.

~~11-02-435~~11-02-436 **RETIREMENT HOME**

An establishment used as a multiple dwelling residence for retired persons in separate dwelling units with limited accessory services such as recreation and other common facilities, and may include nursing or hospital care.

~~11-02-436~~11-02-437 **REVEGETATION**

The reseeded or planting of native or introduced plant species adapted to the land site and have been approved by the Soil Conservation District Board.

~~11-02-437~~11-02-438 **RIDING STABLE OR ACADEMY**

Any establishment where horses are kept for riding, driving, or stabling for compensation, or as an accessory use in the operation of a club, association, ranch, or similar establishment.

~~11-02-438~~11-02-439 **RIGHT-OF-WAY**

A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, gas pipeline, water main, sanitary or storm sewer main, shade trees or for another special use.

~~11-02-439~~11-02-440 **ROAD CAPITAL IMPROVEMENT**

Includes transportation planning, preliminary engineering, engineering design studies, land surveys, alignment studies, right-of-way acquisition, engineering, permitting, and construction of all necessary features for any road construction project on an arterial road on the County's major road system, undertaken to accommodate traffic resulting from new traffic-generating land development activity. Road capital improvements shall include but not be limited to: (a) construction of new through lanes, (b) construction of new bridges, (c) construction of new drainage facilities in conjunction with new road construction; (d) purchase and installation of traffic signals, including new and upgraded signalization, (e) construction of curbs, gutters, sidewalks, medians and shoulders, (f) construction of turn lanes, and (g) widening of existing roads.

~~11-02-440~~11-02-441 **ROADSIDE STAND**

A temporary structure used primarily to sell products produced on the property.

~~11-02-441~~11-02-442 **RODEO**

See Equestrian Arena, Commercial and Equestrian Arena, Personal.

~~11-02-442~~11-02-443 **ROOF SIGN**

Any sign painted, erected, or constructed wholly on and over the roof of a structure, supported by the roof structure, or extending vertically above the highest portion of the roof.

~~11-02-443~~11-02-444 **RURAL STREET**

Section line roads function in similar capacity to arterials, although may not have the levels of traffic. Paved and gravel rural roads can function in a similar manner as collector or local streets in rural areas.

~~11-02-444~~11-02-445 **SANATORIUM**

A hospital used for treating chronic and long-term illness and various nervous and mental disorders.

~~11-02-445~~11-02-446 **SANITARY LANDFILL/SOLID WASTE
DISPOSAL**

A site for the disposal of refuse on land without creating a nuisance or hazard to public health and safety by utilizing the principles of engineering to confine the refuse to the smallest practical area, reduce it to the smallest practical volume, and regularly cover it with a layer of earth on a daily or more frequent basis.

~~11-02-446~~11-02-447 **SAVINGS AND LOAN INSTITUTIONS**

See “Financial Institutions”.

~~11-02-447~~11-02-448 **SCENIC VIEW**

A view from a highway or from private property of a natural setting that contains one (1) or more of the following: mountains, valleys, rivers, wetlands, farmlands, or other open spaces.

~~11-02-448~~11-02-449 **SCHOOL, COLLEGE OR UNIVERSITY**

A public or private institution of higher learning (beyond grade 12) providing courses as approved by the Colorado Department of Education.

~~11-02-449~~11-02-450 **SCHOOL, COMMERCIAL**

A structure or group of structures where instruction is given to pupils in arts, religion, crafts, philosophy, or trades, and is operated as a commercial enterprise.

~~11-02-450~~11-02-451 **SCHOOL, PUBLIC, PRIVATE, AND PAROCHIAL**

A school for any grades between the first and twelfth grade teaching accredited courses of instruction as approved by an agency of the State of Colorado.

~~11-02-451~~11-02-452 **SEMI-NUDE**

A state of dress in which clothing covers no more than the genitals, pubic region, and areola of the female breast, as well as portions of the body covered by supporting straps or devices.

~~11-02-452~~11-02-453 **SEPTAGE**

A liquid or semisolid that includes normal household wastes, human excreta, and animal or vegetable matter in suspension or solution generated from a residential, commercial, or industrial septic tank system.

*Adopted by the BOCC on December 13, 2010.

~~11-02-453~~11-02-454 **SERVICE PLAN**

The documentation submitted to Adams County by an applicant proposing the organization of a Special District, including text, maps, charts, and

tables, and containing all the information required in the Colorado Revised Statutes and these standards and regulations.

~~11-02-454~~11-02-455 **SERVICE PROVIDER, SPECIAL DISTRICT SERVICE PLAN**

Any municipal or quasi-municipal organization, which currently has or plans to have the ability to provide any or all of the services proposed in the service plan under review.

~~11-02-455~~11-02-456 **SERVICES**

This use category includes a wide variety of personal and commercial services. This category does not include those services serving customers in vehicles, such as drive-up banking facilities, but shall include uses such as commercial services and personal services.

~~11-02-456~~11-02-457 **SETBACK**

The distance between the street right-of-way line and the front line of a structure or any projection thereof, excluding uncovered steps.

~~11-02-457~~11-02-458 **SETBACK LINE**

A line defining the minimum front, side, and rear yard requirements.

~~11-02-458~~11-02-459 **SETTLEMENT**

The lowering of the top grade of the landfill due to further compaction of the soil and the decomposition of organic matter.

~~11-02-459~~11-02-460 **SEWAGE SLUDGE**

A combination of liquid wastes that may include chemicals, house wastes, human excreta, animal or vegetable matter in suspension or solution, and other solids in suspension or solution that is discharged from a dwelling, building, or other establishment.

*Adopted by the BOCC on December 13, 2010.

~~11-02-460~~11-02-461 **SEXUAL ENCOUNTER ESTABLISHMENT**

A business or commercial establishment, as one of its primary business purposes, offers, for any form of consideration, a place where two (2) or more persons may congregate, associate, or consort for the purpose of “specified sexual activities” or the exposure of “specified anatomical areas” or activities when one (1) or more of the persons is in a state of nudity or seminude. An adult motel will not be classified as a sexual encounter establishment by virtue of the fact it offers private rooms for rent.

~~11-02-461~~11-02-462 **SEXUALLY ORIENTED BUSINESS**

An adult arcade, adult bookstore, adult novelty shop, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, sexual encounter establishment, or nude model studio. The definition of sexually oriented businesses shall not include an establishment where a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the state engages in medically approved and recognized sexual therapy.

~~11-02-462~~11-02-463 **SHOOTING RANGE**

See “Gun and Archery Range”.

~~11-02-463~~11-02-464 **SHOULDER**

The graded part of the right-of-way that lies between the edge of the main pavement (main traveled way) and the curb line.

~~11-02-464~~11-02-465 **SIDE LOT LINE**

Any property line of a lot other than front or rear lot lines.

~~11-02-465~~11-02-466 **SIDEWALK**

A paved path provided for pedestrian use and usually located at the side of a road within the right-of-way, which meets specifications set forth in these standards and regulations.

~~11-02-466~~11-02-467 **SIGN**

Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person, or entity, institution, organization, business, product, event, or location, to communicate information to the public.

~~11-02-467~~11-02-468 **SIGNIFICANT CHANGE**

A change consisting of or relating to the essential nature, fundamental or characteristic part or quality of the approved Certificate of Designation.

~~11-02-468~~11-02-469 **SITE PLAN**

An accurately scaled development plan that illustrates the existing conditions on a land parcel as well as depicting details of a proposed development.

~~11-02-469~~11-02-470 **SITE RELATED IMPROVEMENTS**

Road capital improvements and right-of-way dedications, which provide direct access to the development. Direct access improvements include, but are not limited to the following: (a) driveways and streets leading to and from the development; (b) right and left lanes leading to those driveways and roads; (c) one through lane; (d) curb, gutter and sidewalks where applicable, (e) acceleration and/or deceleration lanes (f) traffic control measures for those driveways; and (g) internal streets. Credit is not provided for site-related improvements under the terms of this Regulation.

~~11-02-470~~11-02-471 **SITE SELECTION**

The process for determining the location of major energy facilities.

~~11-02-471~~11-02-472 **SITE SPECIFIC DEVELOPMENT PLAN**

A land use approval that grants vested rights in accordance with C.R.S. 24-68-103. For the purposes of these regulations and standards, the following approvals are deemed "site specific development plans": Exemptions from Subdividing, Final Plats, [Preliminary Development Plan \(PDP\)](#), Final Development Plan ([FDPU](#)), Major Subdivision, Minor Subdivision. In

addition, the following approvals are intentionally omitted from the definition of a "site specific development plan": Conditional Use Permits, Overall Development Plan ([ODPUD](#)), [Preliminary Development Plan \(PUD\)](#), Rezoning, [Sketch Plan](#), Special Use Permits, Temporary Use Permits, and Variances.

~~11-02-472~~11-02-473 **SIXTY (60) LDN**

The standard established for maximum noise exposure in the residential areas of Adams County. This measurement of sound is computed by following the methods described in Appendix A of Federal Aviation Regulation, Part 150, and concerning Airport Noise Compatibility Planning.

~~11-02-473~~11-02-474 **SKETCH PLAN**

A rough plan of a proposed subdivision or other development, drawn and submitted in accordance with these standards and regulations, used to evaluate project feasibility and design characteristics at an early stage.

~~11-02-474~~11-02-475 **SOCIAL ORGANIZATIONS**

See "Lodge, Fraternal, and Social Organizations."

~~11-02-475~~11-02-476 **SOIL CONSERVATION DISTRICT**

Soil Conservation District in Adams County organized pursuant to C. R. S. Section 35-70-101(ff).

~~11-02-476~~11-02-477 **SOLID WASTE**

Material such as garbage, refuse, sludge of sewage disposal plants, mill tailings, mining wastes, junk automobiles and parts thereof, and other discarded solid waste material, including solid wastes resulting from industrial, commercial, and community activities, but does not include agricultural wastes. "Solid Waste" does not include any solid or dissolved materials in domestic sewage, or agricultural wastes, or solid or dissolved materials in irrigation return flows, or industrial discharges which are point sources subject to permits under the provisions of the "Colorado Water Quality Control Act," C. R. S. Article 8 of Title 25, or materials handled at facilities licensed pursuant to the provisions on radiation.

~~11-02-477~~11-02-478 **SOLID WASTE DISPOSAL SITE**

The location and facilities at which the collection, storage, treatment, utilization, processing, and/or final disposal of solid wastes occur control in C R. S. Article 11 of Title 25.

~~11-02-478~~11-02-479 **SOLID WASTE DISPOSAL SITE AND FACILITY**

The location and/or facility at which the deposit and final treatment of solid wastes occur.

~~11-02-479~~11-02-480 **SPECIAL DISTRICT**

A special service district organized under and existing by virtue of, the provisions of C. R. S. Title 32.

~~11-02-480~~11-02-481 **SPECIAL SIGN**

Any sign incidental to the development or promotion of real estate properties and subdivisions.

~~11-02-481~~11-02-482 **SPECIAL USE**

A non-permanent exception from these standards and regulations for use of land, structures, or both approved by the Board of Adjustment.

~~11-02-482~~11-02-483 **SPECIFIED ANATOMICAL AREAS**

As used herein means and includes any of the following:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areola; or
2. Human male genitals in a discernibly turgid state even if completely and opaquely covered.

~~11-02-483~~11-02-484 **SPECIFIED SEXUAL ACTIVITIES**

As used herein means and includes any of the following:

1. The fondling or other intentional touching of human genitals, pubic region, buttocks, anus or female breasts;
2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
3. Masturbation, actual or simulated;
4. Human genitals in a state of sexual stimulation, arousal or tumescence; or
5. Excretory functions as part of or in connection with any of the activities set forth in subdivisions (1) through (4) of this subsection.

~~11-02-484~~11-02-485 **STANDARDS, DEVELOPMENT**

Standards and regulations pertaining to the physical development of a site including requirements pertaining to yards, heights, lot area, fences, walls, landscaping area, access, parking, signs, setbacks, and other physical requirements.

~~11-02-485~~11-02-486 **STANDARDS, PERFORMANCE**

Regulations and criteria established to control the operation of a use, including noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, dust, radio-activity, electrical disturbance, heat, glare, or other factors generated by or inherent in uses of land or structure.

~~11-02-486~~11-02-487 **START OF CONSTRUCTION**

This term is to be used for assistance in determination of substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within one-hundred-eighty (180) days following the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or, the placement of a mobile home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or as part of the main structure. This

definition shall not imply permits are not required for grading or excavation work.

~~11-02-487~~11-02-488 **STOCKYARD**

An enclosure with pens and sheds connected to a slaughterhouse, railroad, or market for the temporary keeping of livestock.

~~11-02-488~~11-02-489 **STORAGE**

The keeping of machinery, equipment, vehicles, including recreational vehicles, parts, materials, or other goods at the same location for a period of time in excess of seventy-two (72) hours.

~~11-02-489~~11-02-490 **STORAGE AREA**

Any non-mobile facility used for keeping possessions, belongings, goods, materials or other items, including appurtenant facilities utilized to store fossil fuels, manufactured gas, or other petroleum derivatives for eventual distribution capacity.

1. Private: Items are stored by the owner on the owner's property.
2. Commercial: A fee is charged for the service of storing items for others.

~~11-02-490~~11-02-491 **STORAGE CAPACITY OF A FLOODPLAIN**

The volume of space above an area of floodplain land that can be occupied by floodwater of a given stage at a given time, regardless of whether the water is moving. Storage capacity tends to reduce downstream flood peaks.

~~11-02-491~~11-02-492 **STORAGE STRUCTURE**

An enclosed structure used for the keeping of possessions, belongings, goods, materials or other items.

1. Private: A structure is used for storing items by the owner on the owner's property.
2. Commercial: A fee is charged for the use of the structure for storing items for others.

~~11-02-492~~11-02-493 **STORAGE YARD**

An outdoor area used for the keeping of possessions, belongings, goods, materials or other items in which the items are screened from view in accordance with these standards and regulations.

~~11-02-493~~11-02-494 **STORY**

That part of a structure between the surface of a floor and the ceiling immediately above.

~~11-02-494~~11-02-495 **STRIP CROPPING**

Growing crops in a systematic arrangement of strips or bands to reduce wind and water erosion. To counteract wind erosion, the rows of wind-resisting crops are arranged at angles to offset adverse wind effects. To counteract water erosion, the strips are on or near the contour of the land. The crops are arranged so that a strip of grass or a close-growing crop is alternated with a no-till, reduced-till, clean-till or fallow strip.

~~11-02-495~~11-02-496 **STRUCTURE**

Anything constructed, erected, located or placed on the ground, excepting mail boxes, ornamental light fixtures, flag and utility poles, railroad trackage, or ground covering not more than six (6) inches above ground level.

~~11-02-496~~11-02-497 **STRUCTURE HEIGHT**

The vertical distance from the established grade elevation to the highest point of the coping of a flat roof or the deck line of a mansard roof or the mean height level between eaves and ridges for gable, hip, or gambrel roofs. Chimneys, spires, towers, elevator penthouses, tanks, and similar accessory projections shall not be included in calculating the height unless specifically referred to.

~~11-02-497~~11-02-498 **STRUCTURE, PERMANENT**

Any structure resting on and attached to its footings or foundation, excluding mobile homes.

~~11-02-498~~11-02-499 **SUBDIVIDER**

Any person, firm, partnership, joint venture, association, corporation, or other entity who participates as owner.

~~11-02-499~~11-02-500 **SUBDIVISION**

The division of a lot, tract, or parcel of land into two (2) or more lots, tracts, parcels or other divisions of land for sale or development. The terms "subdivision" or "subdivided land" shall not apply to any division, or any parcel, or interest in land which:

1. Creates cemetery lots;
2. Is created or which could be created by any court in this state pursuant to the law of eminent domain, or by operation of law;
3. Is created by a lien, mortgage, deed of trust, or any other security instrument;
4. Is created by a security unit of interest in any investment trust regulated under the laws of this state or any other interest in an individual entity;
5. Creates an interest in oil, gas, coal, gravel, sand, minerals, or water, which is severed from the surface ownership of real property;
6. Creates or conveys only easements and rights-of-way;
7. Is created by a lease agreement for a base period of less than twenty-five (25) years or which is created by a lease agreement for a structure or a portion of a structure only. This provision applies only to commercial, industrial, and multifamily zoned properties;
8. Creates parcels of land each of which comprise thirty-five (35) or more acres of land;
9. Is granted to or from the United States; the State of Colorado, county, municipality, or quasi-municipality; or
10. The Board of County Commissioners, pursuant to rules and regulations or resolution, exempts from the definition of the terms "subdivision" and "subdivided land" in accordance with state law.

~~11-02-500~~11-02-501 **SUBDIVISION IMPROVEMENT AGREEMENT**

Security arrangements which may be accepted by the County to secure the construction of such public improvements as are required by the County, which shall include collateral, such as, but not limited to, performance or property bonds, private or public escrow agreements, loan commitments,

assignments of receivables, liens on property, deposits of certified funds, letters of credit, or other similar financial guarantees. Such collateral shall guarantee one-hundred-twenty percent (120%) of the cost of the improvements adjusted for inflationary increases. The expiration date of the collateral shall be a date at least eighteen (18) months beyond the estimated completion or acceptance date, whichever is later, as established by the Department of [EngineeringTransportation](#).

~~11-02-504~~11-02-502 **SUBJECT PROPERTY**

Property for which a Conservation Plan Permit is sought.

~~11-02-502~~11-02-503 **SUBSTANTIAL DAMAGE**

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

~~11-02-503~~11-02-504 **SUBSTANTIAL IMPROVEMENT**

Any rehabilitation addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the improvement. This term includes structures that have incurred “substantial damage” regardless of the actual repair work performed. The term does not however include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are necessary to assure safe living conditions, or
2. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

~~11-02-504~~11-02-505 **SUBSTATION**

Any facility designed to provide switching, voltage transformation or voltage control required for the transmission of electricity at 115 kilovolts or more, and any addition thereto increasing the existing design capacity.

~~11-02-505~~11-02-506 **SUFFICIENT SERVICE (SPECIAL DISTRICT SERVICE PLAN REVIEW)**

Service adequate in terms of technical, mechanical, organizational, and operational criteria, to meet the public need as proposed in the Special District service plan under review.

~~11-02-506~~11-02-507 **SUSPENDED SIGN**

A sign suspended from the underside of a horizontal plane surface and is supported by such surface.

~~11-02-507~~11-02-508 **SYNAGOGUE**

See “Place of Worship”.

~~11-02-508~~11-02-509 **TEMPLE**

See “Place of Worship”.

~~11-02-509~~11-02-510 **TEMPORARY DISPLAY STRUCTURE**

Any structure used only for display of retail sales items and does not require a building permit.

~~11-02-510~~11-02-511 **TEMPORARY SIGN**

Any sign used only temporarily and is not permanently mounted.

~~11-02-511~~11-02-512 **TEMPORARY STANDS**

Those structures permitted by these standards and regulations for the sale or dispensing of fireworks and will be referred to as "Stands".

~~11-02-512~~11-02-513 **TEMPORARY USE**

Use for a maximum ninety (90) day period by a permit from the ~~Department of Planning and Development~~Community and Economic

Development Department or a maximum of one (1) year by the Board of Adjustment.

~~11-02-513~~11-02-514 **TERRACING**

An earth embankment, channel, or combination ridge and channel constructed across the slope.

~~11-02-514~~11-02-515 **TEXTILE OR CLOTH MANUFACTURE**

An establishment or area for the purpose of manufacturing textiles or cloth.

~~11-02-515~~11-02-516 **THEATER**

A structure, room, or outdoor area for the presentation of plays, motion pictures, or other dramatic performances.

1. Indoor: A theater entirely contained within a structure.
2. Outdoor/Drive-in: A theater located partially or entirely outdoors, within a roofed structure having sides open to the outdoors, or within a tent.

~~11-02-516~~11-02-517 **TILLAGE**

The practice of plowing or disking or any other mechanical or chemical preparation of the land for the purpose of producing a crop for harvest by any means other than grazing of animals.

~~11-02-517~~11-02-518 **TRADE SCHOOLS**

This use category includes: educational facilities which are publicly or privately operated and provide training for trades, such as welding, automobile mechanic, dog grooming, barbers, etc.

~~11-02-518~~11-02-519 **TOPOGRAPHY**

Configuration of the land surface elevation; the graphic delineation or portrayal of that configuration in map form, as by lines of constant elevation called contour lines.

~~11-02-519~~11-02-520 **TRADITIONAL FARMING**

See “Tillage”

~~11-02-520~~11-02-521 **TRAFFIC-GENERATING DEVELOPMENT**

Land development designed or intended to permit a use of the land containing more dwelling units or floor space than the most intensive use of the land within the twelve (12) months prior to the Commencement of Traffic-Generating Development in a manner, which increases the generation of vehicular traffic. The land development will be in accordance with the application and permitting procedures outlined in these regulations. Commencement of a traffic generating development occurs upon the issuance of a building permit following approval of a development permit as defined by these regulations.

~~11-02-524~~11-02-522 **TRAILER, TRUCK SALES AND SERVICE**

An establishment or area for the purpose of trailer and truck sales, service, and repair.

~~11-02-522~~11-02-523 **TRANSFER STATION**

A facility at which waste material is stored on an interim basis (less than ninety (90) days) while awaiting transportation to a final disposal or treatment site. The waste is generally brought in on one type of collection vehicle and transferred to a larger vehicle at such a site.

~~11-02-523~~11-02-524 **TRANSMISSION LINES**

Any electric transmission lines and appurtenant facilities which transmits electricity at 115 kilovolts or more and addition thereto, increasing the existing design capacity.

~~11-02-524~~11-02-525 **TRANSMISSION SHOP**

An establishment or area for the purpose of sales, service, repair, or replacement of motor vehicle transmissions.

~~11-02-525~~11-02-526 **TRIP**

A one-way movement of vehicular travel from an origin (one trip end) to a destination (the other trip end).

~~11-02-526~~11-02-527 **TRIP, DIVERTED**

A trip already on a particular route for a different purpose, diverting travel to a particular land use.

~~11-02-527~~11-02-528 **TRIP GENERATION**

The attraction or production of trips caused by a certain type of land development.

~~11-02-528~~11-02-529 **TRIP, PASS-BY**

A trip already on a particular route for a different purpose which simply stops at another particular land use.

~~11-02-529~~11-02-530 **TRUCK STOP**

An establishment or area in which or upon which a business, service or industry involving the maintenance, servicing, storage, or repair of commercial vehicles is conducted or rendered including the dispensing of motor vehicle fuel or other petroleum products directly into motor vehicles, the sale of accessories or equipment for trucks and similar commercial vehicles. A truck stop may also include overnight accommodations and restaurant facilities.

~~11-02-530~~11-02-531 **UNIVERSITIES**

This use category includes universities, colleges, and other institutions of higher learning.

~~11-02-531~~11-02-532 **UPHOLSTERY SERVICE**

An establishment or area for the purpose of sales, service, cleaning, or repair of upholstery.

~~11-02-532~~11-02-533 **URBAN ADAMS COUNTY**

For purposes of these standards and regulations, Urban Adams County shall mean those areas west of the Airport Environs Plan, and including the urban uses identified in the Airport Environs Plan. Separated by a line as follows: I-76 from the Weld County line to 152nd Avenue, then east to Watkins Road, then south to 124th Avenue, then east to Quail Run Road, then south to 80th Avenue, then east to Manila Road, then south to 74th Avenue, then east to Schumaker Road, then south to the Arapahoe County line.

~~11-02-533~~11-02-534 **USE**

Use of property allowed to carry on under these standards and regulations in a particular district.

~~11-02-534~~11-02-535 **USE BY RIGHT**

Use of land, structures, or both, which is authorized by the zone district classification.

~~11-02-535~~11-02-536 **VACATION CAMPGROUND**

An outdoor area providing space for vacationers to live on a temporary basis in either tents, tent trailers, or recreational vehicles. A campground may also include an area with rental cabins, but its primary function is to accommodate visitors providing their own shelter.

~~11-02-536~~11-02-537 **VACATION OF A PLAT, RIGHT-OF-WAY, OR PUBLIC EASEMENT**

Recorded plats, rights-of-way, or public easements made null and void by action of the Board of County Commissioners pursuant to these standards and regulations.

~~11-02-537~~11-02-538 **VARIANCE**

An exception in the application of the specific physical requirements, not use, of these standards and regulations to a specific piece of property which, because of special circumstances applicable to it, is deprived of privileges commonly enjoyed by other properties in the same vicinity and district, and which adjustment remedies disparity in privileges.

~~11-02-538~~11-02-539 **VEHICLE-MILES OF TRAVEL**

The combination of the numbers of vehicles traveling during a given time period and the distance (in miles) traveled.

~~11-02-539~~11-02-540 **VENDING / PRODUCE STAND**

A concession stand, vending stand, cart service, or other facility at which food, drinks, or other products or related items are sold. Farmer's market also falls under the same category.

*Adopted by the BOCC on December 13, 2010.

~~11-02-540~~11-02-541 **WALL SIGN**

Any sign attached parallel to, but within eighteen (18) inches of a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any structure, which is supported by such wall or structure, and which displays only one (1) sign surface.

~~11-02-541~~11-02-542 **WAREHOUSING**

Terminal facilities for handling freight with or without maintenance facilities.

~~11-02-542~~11-02-543 **WASTE DISPOSAL SITE**

See "Waste Impoundment".

~~11-02-543~~11-02-544 **WASTE IMPOUNDMENT**

Any pit, pond, lagoon, trench, or basin used for the storage, treatment, or disposal of solid waste.

~~11-02-544~~11-02-545 **WASTE PROCESSING FACILITY**

A site or structure in which waste materials are collected, stored on a temporary basis, separated by material, compacted and/or treated in preparation for some use or for shipment to a final disposal or additional treatment site. Such facilities may include, but are not limited to, transfer stations; operations where sorting, crushing, grinding, chipping, and baling

occur; and sterilizers, incinerators, and composting operations. Disposal, intentional or not, is not permitted at such a facility unless the disposal activity is separately addressed in a permit. In addition, all of the definitions listed in C. R. S. 30-20-101 and the regulations promulgated pursuant to the Solid Waste Disposal Sites and Facilities Act, and C. R. S. 25-15-101, and the Colorado Hazardous Waste Regulations as promulgated by the Colorado Department of [Public Health and Environment](#) are hereby incorporated in these standards and regulations.

~~11-02-545~~11-02-546 **WATER AND SEWER TREATMENT PLANT**

A facility for the treatment of water to insure health standards are met prior to its distribution for human use which complies with state and federal standards.

~~11-02-546~~11-02-547 **WATER STORAGE**

A closed facility for the storage of water.

~~11-02-547~~11-02-548 **WATER SURFACE ELEVATION**

The height, in relation to the North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas.

~~11-02-548~~11-02-549 **WATER SURFACE PROFILE**

A water surface profile is a graph that shows the relationship between the vertical elevation of the top of the floodwater and of the streambed with the horizontal distance along the stream channel or other watercourse.

~~11-02-549~~11-02-550 **WATERCOURSE**

A channel, natural depression, slough, artificial channel, gulch, arroyo, stream, creek, pond, reservoir, or lake in which storm runoff and flood water flows either regularly or infrequently. This includes major drainageways for carrying urban storm runoff.

~~41-02-550~~11-02-551 **WELDING SHOP**

An establishment or area for the purpose of welding.

~~41-02-554~~11-02-552 **WHOLESALE**

An establishment or place of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, professional business users, or other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals as companies.

~~41-02-552~~11-02-553 **WINDOW SIGN**

Any sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the windowpane or glass and is visible from the exterior of the window.

~~41-02-553~~11-02-554 **XERISCAPE**

A reduced water usage landscape achieved through the use of good planning and design, limited turf areas, soil improvements, efficient irrigation, mulching, low water use plants, and appropriate turf material.

~~41-02-554~~11-02-555 **YARD SALE**

See “Garage Sale”.

~~41-02-555~~11-02-556 **ZONING REVIEW**

A review performed by planners in the Development Review Section of the ~~Planning and Development Department~~Community and Economic Development as part of the building permit or change in use review process to determine conformity with the requirements of these standards and regulations. This review is under the authority of the Director of Community and Economic Development ~~Director of Planning and Development~~ and the approval of building permits requires a positive zoning review approval.

Regulation Amendments

PLN2016-00016

November 15, 2016

Board of County Commissioners

Department of Community and Economic Development

Case Manager: Chris LaRue



Request

- Amendments to the County's Development Standards and Regulations
 - Update of administrative functions to reflect current organization / role of various Departments

Background

- Align administrative functions of Departments to be current with the County's Development Regulations
- Corrections to errors in certain references in the Code, including typos and Department names

Chapter 1

Summary of Changes:

- **Change in Director title to align with current functions**
 - Changed Director of Planning to Director of Community & Economic Development
 - Changed Director of Public Works to Director of Transportation

- **Authority of the BoCC to Appoint Directors**
 - Removed text that the BoCC appoint Directors

- **Study Session**
 - Removed text that are inconsistent with current practices

Chapter 2

Summary of Changes:

- Change in Director title to align with current functions
- Amendments to Comprehensive Plan functions

Chapter 3

Summary of Changes:

- Change in Director title to align with current functions
- Incorrect references
 - Corrected a typo on reference to criteria for reviewing a variance
- Transit-Oriented Development
 - Removed specific reference to Federal and Pecos stations and replaced with “all RTD FasTracks stations”
 - Would allow any property to apply for TOD rezoning within a ½ mile of any mass transit station.

Chapter 4

Summary of Change:

- Change in Director and Department title to align with current functions
- Current State Agency Names
 - Changed Colorado Department of Health to Colorado Department of Public Health and Environment

Chapter 5

Summary of Change:

- Change in Director title to align with current functions

Chapter 6

Summary of Changes:

- Change in Director and Department title to align with current functions
- Current State Agency Names
 - Changed Colorado Department of Health to Colorado Department of Public Health and Environment

Chapter 7, 8, & 9

Summary of Changes:

- Change in Director title to align with current functions

Chapter 10

Summary of Changes:

- Change in Director title to align with current functions
- Review of Service Plan
 - Added text about timing of the BoCC hearing to consider service plans

Chapter 11

Summary of Changes:

- Change in Director and Department title to align with current functions
- Revision to Definition of Site Specific Development
 - Section 2-02-10-03-01 (Vested right for PDP)
 - Section 11-02-470 (Definition of Site Specific Development Plan) eliminates PDP from the list of vested development plans

Criteria for Approval

(2-02-13-06-01)

1. Consistent with the Adams County Comprehensive Plan.
2. Consistent with the purposes of these standards and regulations.
3. The text amendment will not be detrimental to the majority of persons or property in the surrounding areas nor to the community in general.

Referral Comments

No major concerns were received from referral agencies.

Agencies notified:

- State Agencies
- Counties
- Cities
- Fire Districts
- Recreational Districts
- Citizen groups
- Utilities
- Water & Sanitation Districts

Planning Commission Update

- The PC heard this case on October 27 and recommended unanimous approval
- No citizen testimony was presented during the hearing.

Recommendation

The request:

- is consistent with the Comprehensive Plan;
 - is consistent with the Development Standards & Regulations; &
 - will not be detrimental to the citizens of Adams County.
-
- PC & Staff are recommending Approval based on 3 Findings-of-Fact.

Findings-of-Fact

1. The text amendment is consistent with the Adams County Comprehensive Plan.
2. The text amendment is consistent with the purposes of these standards and regulations.
3. The text amendment will not be detrimental to the majority of persons or property in the surrounding areas nor to the community in general.

CHAPTER 1—ADMINISTRATION

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Chapter 1—ADMINISTRATION**1-01 INTRODUCTION****1-01-01 FINDINGS**

The Board of County Commissioners of Adams County, Colorado, hereby finds, due to the continued pressures associated with new development, redevelopment, and use of properties in unincorporated Adams County, that standards and regulations to guide development are necessary to protect and promote the public health, safety, and general welfare of the County.

1-01-02 AUTHORITY

The Adams County Board of County Commissioners has authority to adopt these development standards and regulations pursuant to the following provisions of the Colorado Constitution and the Colorado Revised Statutes, as amended:

1. Article 1, Title 32 (Special District Act/Provisions);
2. Article 1, Title 34 (Preservation of Commercial Mineral Deposits);
3. Article 2, Title 43 (State, County and Municipal Highways);
4. Article 4, Title 41 (Airports);
5. Article 6, Title 28 (Division of Aviation);
6. Article 7, Title 25 (Colorado Air Quality Control);
7. Article 8, Title 25 (Colorado Water Quality Control Act);
8. Article 11, Title 30 (County Powers and Functions);
9. Article 15, Title 30 (County Regulations Under Police Powers);
10. Article 20, Title 29 (Local Government Land Use Control Act);
11. Article 28, Title 30 (County Planning and Building Code);
12. Article 30.5, Title 38 (Conservation Easements);
13. Article 32, Title 22 (Zoning, Planning and Building Code, Duties of School District Boards);
14. Article 60, Title 34 (Oil and Gas Conservation Act);
15. Article 65.1, Title 24 (Areas and Activities of State Interest); and
16. Article 68, Title 24 (Vested Property Rights).

1-01-03 PURPOSE AND INTENT

These standards and regulations are revised with deletions, additions, and amendments to control and assist in the orderly, efficient, and integrated development of the County, in order to preserve the health, safety, and welfare of the public, in accordance with established County policies and plans.

These standards and regulations designate, regulate, and restrict the location of the buildings, structures, and use of land for residence, commercial, industry, agriculture or other purposes; regulate and limit the height, number of stories, and size of buildings and other structures hereafter erected or altered; establish minimum requirements for off-street parking, loading, and unloading; regulate and determine the minimum size of lots; regulate and determine the size of yards, landscaping, and other open spaces; regulate the density of population and buildings; and for said purposes, divide the unincorporated area of the County into zone districts of such number, shape and area as may be deemed best suited to carry out these standards and regulations and to provide for their administration, enforcement, and amendment.

These standards and regulations further establish general procedures for processing subdivision plats and related land records, facilitate an orderly keeping of real property records, and safeguard the interests of the public and the property developer. These standards and regulations provide for adequate public utilities and improvements, schools, parks, and other open spaces for public use, and for protection from fire, flood, and other dangers.

1-01-04 TITLE

These standards and regulations shall be known as the "Adams County Development Standards and Regulations" and have been referred to as the "standards and regulations" when a shortened title was necessary.

1-01-05 APPLICABILITY

These standards and regulations shall apply to the development and use of all unincorporated lands within the jurisdictional boundary of Adams County, Colorado, unless expressly or specifically exempted.

No use or development shall commence without prior authorization pursuant to these standards and regulations. All development within unincorporated Adams County shall comply with the requirements, criteria and procedures contained in these standards and regulations.

1-01-06 RELATIONSHIP TO OTHER LAWS AND PREVIOUSLY ADOPTED REGULATIONS

Nothing in these standards and regulations shall be construed as exempting any person from other requirements of Adams County, or any state and federal laws or regulations. To the extent the requirements of these standards and regulations differ from other applicable county, state, or federal requirements, the most restrictive or those imposing the higher standard shall govern.

All Adams County regulations inconsistent or in conflict with these standards and regulations are hereby repealed to the extent of such inconsistency or conflict and no further. Such repeals shall not affect or prevent the enforcement of a violation of any regulation repealed hereby; nor for any violation existing or committed prior to the repeal; nor extend the termination date for a non-conforming use, if under both these and previous regulations, such a use was declared non-conforming.

1-01-07 RELATIONSHIP TO COVENANTS

Persons owning property in the unincorporated area of Adams County may have a covenant recorded against their property that affects how the land may be used or developed. It is hereby noted as a point of information that such covenants constitute a private party agreement between the property owner imposing the covenant and subsequent owners. The County does not have the power or obligation to enforce or alter such covenants. However, where there is a conflict between covenants and the provisions of these standards and regulations, the County has the authority to enforce these standards and regulations, and the property owner is obligated to abide by the more restrictive provision. If the County is a party to a recorded covenant, then the County has the authority to enforce such covenant in accordance with its terms and applicable law.

1-01-08 SEVERABILITY

It is the intent that the provisions of these standards and regulations shall be severable so that:

1. If any provision of these standards and regulations is declared invalid or unconstitutional, the effect of the decision shall be limited to that lot, building, other structures, or tract of land immediately involved in the controversy, action or proceeding in which the judgment or decree of invalidity is rendered.
2. If any provision of the standards and regulations is declared invalid or unconstitutional, the decision shall not affect, impair, or nullify these standards and regulations as a whole or any of the remaining portions of these standards and regulations, or the application of any provision of these standards and regulations to any other lot, building, structure, or tract of land.

1-01-09 INTERPRETATION

The requirements of these standards and regulations are intended to protect and benefit the Adams County government.

In the interpretation and application of these standards and regulations, the following criteria shall govern:

1-01-09-01 DEGREE OF REQUIREMENT

The interpretation and application of the provisions in these standards and regulations shall be regarded as the minimum requirements for the protection of the health, safety, and welfare of the public. These standards and regulations shall be regarded as remedial and shall be liberally construed to further the purpose of these standards and regulations and the Adams County Comprehensive Plan.

1-01-09-02 EXISTING PERMITS, USES AND PRIVATE DOCUMENTS

These standards and regulations are not intended to adversely affect any permits issued prior to the effective date of these standards and regulations. Any use or occupation of land previously approved as a permitted use or as a planned unit development (PUD) shall be permitted to continue as a lawful use or occupation. All land use applications for Preliminary PUD, Final PUD, General Development Plan, Final Plat, Conditional Use Permit, or Special Use Permit currently in process or approved at the time of adoption of these regulations shall not be subject to these standards and regulations retroactively. These standards and regulations shall not extend the life or scope of any non-conforming use. These standards and regulations do not validate or legalize any land use or structure established, constructed, developed or maintained in violation of a prior County resolution, regulation, easement, covenant, agreement, plat, deed restriction or other restrictive covenant in effect prior to the effective date of these standards and regulations.

1-01-09-03 TITLES, SUBTITLES, ADVISORY ONLY

The titles and subtitles of the various sections and subsections of these standards and regulations are advisory only. In the event of any conflict between the title and the text of a provision, the text shall control.

1-01-09-04 STATE LAW

These standards and regulations shall be interpreted in accordance with the laws of the State of Colorado.

1-01-09-05 **THE DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~ COMMUNITY AND ECONOMIC DEVELOPMENT**

The Director of ~~Planning and~~ Community and Economic Development shall interpret these standards and regulations to reflect the purpose and intent of protecting the health, safety, and welfare of the public.

1-01-10 **EFFECTIVE DATE**

These standards and regulations shall take effect and be in force on April 15, 2002. An application submitted prior to the effective date of these standards and regulations shall be reviewed, and action shall be taken in accordance with the County land use and development regulations in effect at the time a complete application was submitted, unless the applicant agrees to have their application reviewed pursuant to these standards and regulations.

1-02 **BOARDS AND COMMISSIONS**

1-02-01 **BOARD OF COUNTY COMMISSIONERS**

1-02-01-01 **SELECTION AND TERM**

Each County Commissioner is elected to a four (4)-year term by the voters of Adams County. Commissioners are nominated and elected by a countywide vote. One County Commissioner is elected from each of ~~three~~the districts.

1-02-01-02 **AUTHORITY AND RESPONSIBILITY**

The Board of County Commissioners is empowered to:

1-02-01-02-01 ***ADOPT REGULATIONS***

Adopt and amend these standards and regulations including, but not limited to, zoning and subdivision regulations and any associated maps.

1-02-01-02-02 ***APPROVE PERMITS AND APPLICATIONS***

Approve, approve with conditions, or deny conditional use permits, preliminary subdivision plats, final subdivision plats, overall development plans, preliminary development plans, and final development plans.

1-02-01-02-03 ***GRANT WAIVERS***

Grant waivers from the subdivision standards and regulations, as set forth in Chapter 5.

1-02-01-02-04 ***VOID AGREEMENTS AND PLATS***

Void plats, subdivision improvement agreements or other official documents or agreements if it is found there has been a material misrepresentation of fact that impacts the design, or legal or physical status of a subdivision or development proposal. Prior to the Board's exercise of the authority to void any plat, agreement or document, the Board shall hold a hearing in order to permit the parties in interest to address any misrepresentation of fact.

1-02-01-02-05 **APPOINT MEMBERS AND STAFF**

Appoint members of the Board of Adjustment, ~~and the~~ Planning Commission, ~~the Director of Planning and Development, and the Director of Public Works.~~

1-02-01-02-06 **JUDGE QUALIFICATIONS**

Judge the qualifications of and contract with technical experts to assist in the review of proposals submitted pursuant to these standards and regulations.

1-02-01-02-07 **DELEGATE POWERS**

Delegate powers, duties, and responsibilities to the Planning Commission, Board of Adjustment, other boards and commissions, and administrative staff members to the extent permitted by law any power granted to the Board provided that such delegation is made subject to specific instruction, criteria, and standards to guide the exercise of any delegated discretion.

1-02-01-02-08 **IMPOSE REASONABLE CONDITIONS UPON APPROVALS**

Impose reasonable conditions upon approval of any application.

1-02-01-02-09 **SUSPEND OR REVOKE PERMITS**

A permit may be suspended or revoked by the Board of County Commissioners if, in the opinion of the Board of County Commissioners, the permit holder or operator conducting the use fails to abide by the terms, requirements, conditions, or stipulations of the permit. If the Board of County Commissioners deems a suspension to be appropriate, it may allow the permit holder or operator to perform necessary changes or correct conditions in order to meet the performance standards of the Development Standards and Regulations, or the purpose and intent of the Development Standards and Regulations. No person may continue to make use of land in the manner authorized by the permit after such permit has been revoked in accordance with this section. The determination as to whether a permit is to be revoked or suspended rests with the Board of County Commissioners, as determined in a public hearing on the issue. The public hearing on suspension or revocations requires written notice to the permit holder informing them of the time and place of the hearing, and requiring them to show cause why the permit should not be suspended or revoked.

1-02-01-03 **QUORUM AND VOTE**

A majority of the members of the Board of County Commissioners shall constitute a quorum for conducting business, and action may be taken by a

majority of those present. A tie vote shall be deemed a denial of the motion before the Board. Proxies cannot be used for any purpose. When Commissioners absent themselves from consideration of an item before the Board because of a conflict of interest, the member(s) shall be considered present for purposes of maintaining a quorum. The record of voting on such items shall indicate the abstention of any Commissioner.

1-02-01-04 NOTICE MEETINGS

In addition to any specific notice for individual items required by applicable statute, resolution, or regulation, the Board shall post a notice (and an agenda when available) of its regular meetings and any special meetings in a location designated by resolution of the Board of County Commissioners at least twenty-four (24) hours before the meeting.

1-02-01-05 SITE VISITS

Site visits may be scheduled after an application has been submitted for review. The ~~Planning and~~ **Community and Economic** Development Department, not the applicant, is responsible for scheduling site visits for the Board of County Commissioners. Individual Commissioners may visit sites on their own and may enter the property with the owner's permission. If any relevant and material information is obtained and considered by a Board member as a result of any site visit, such information shall be disclosed prior to or at the time of the public hearing so that interested parties may have an opportunity to respond.

1-02-01-06 STUDY SESSIONS

Study sessions provide an opportunity for Board members to familiarize themselves with the issues and information before the Board. No formal action is taken at study sessions. Study sessions may be included on a regular meeting agenda or a special meeting may be called.

Study sessions shall be conducted in accordance with the following process:

1. At a scheduled meeting of the Board, the Board staff shall conduct an administrative presentation of the application. The purpose of the administrative presentation is to familiarize the Board with the scope of the application and the applicable process for review.
2. The administrative presentation shall be conducted as an administrative or informational meeting and the review shall not be conducted as a formal hearing. Twenty-four (24) hours notice of the study session shall be required.

3. No public testimony, statement by the applicant, or other evidence shall be taken or considered by the Board, and no policy, resolution, rule, regulation, or formal action shall be made or taken. Individual members of the Board may inform the staff member making the administrative presentation of issues or information that may be of interest or concern to the Board at the time of the formal application review and public hearing. The administrative presentation shall not be considered part of the public hearing record for the application.

1-02-01-07 RULES OF PROCEDURE

The Board may adopt supplementary rules of procedure not inconsistent with these standards and regulations or state statutes.

1-02-02 PLANNING COMMISSION

1-02-02-01 ESTABLISHMENT AND MEMBERSHIP

The Board of County Commissioners of Adams County shall appoint a Planning Commission. The Planning Commission shall consist of seven (7) regular members and two (2) alternate members. Each member shall be a resident of Adams County.

In addition, the Board of County Commissioners may appoint associate members to the Planning Commission. In the event any regular member is temporarily unable to act owing to absence, illness, or conflict of interest in any matter before the Commission, or any other cause, an associate member may take the member's place for the duration of the absence.

1-02-02-02 TERMS FOR PLANNING COMMISSION MEMBERS

Members of the Planning Commission shall serve terms of three (3) years or until a successor is appointed. Members may serve an indefinite number of terms, subject to reappointment by the Board of County Commissioners. The terms shall be staggered by making the initial appointment such that approximately one-third of the members' terms expire each year.

1-02-02-03 APPOINTMENT OF MEMBERS

If a vacancy occurs or is scheduled to occur among the members of the Planning Commission, an advertisement inviting applications may be placed in a newspaper of general circulation in the County. Candidates shall submit a letter of

application or a resume describing their qualifications. The Board of County Commissioners may conduct interviews prior to making an appointment.

1-02-02-04 COMPENSATION OF MEMBERS

The members of the Planning Commission shall receive such compensation as fixed by the Board of County Commissioners. At a minimum, the Board of County Commissioners shall provide for reimbursement for reasonable expenses incurred in direct performance of the members' duties.

1-02-02-05 REMOVAL OF PLANNING COMMISSION MEMBERS

Any member of the Planning Commission may be removed for cause by the Board of County Commissioners upon written charges and after a public hearing, unless such hearing is waived by the member. Reasons for removal of a member may include failure to attend three (3) consecutive, regular meetings without good cause; failure to abide by the rules of conduct of members; or ceasing to be a resident of the County. A member of the Planning Commission may also be removed if, because of personal, business, or professional ties, the member has been rendered ineffective as a member because the member is unable to participate in decisions on a substantial share of the matters before the Commission.

1-02-02-06 ELECTION OF OFFICERS

The Planning Commission shall elect a chairman and a vice-chairman each year at its first regular meeting on or after all annual appointments have been made by the Board of County Commissioners. The chairman and vice-chairman shall serve a one (1)-year term and may be reelected for additional terms. The secretary for the Planning Commission shall be provided by the ~~Planning and Community and Economic~~ Development Department.

1-02-02-07 QUORUM AND VOTE

A majority of the members of the Planning Commission shall constitute a quorum for conducting business, and action may be taken by a majority of those present. A tie vote shall be deemed a denial of the motion before the Commission. Proxies cannot be used for any purpose. When Planning Commissioners absent themselves from consideration of an item before the Commission because of a conflict of interest, the member(s) shall be considered present for purposes of maintaining a quorum. The record of voting on such items shall indicate the abstention of any Planning Commissioners.

1-02-02-08 NOTICE MEETINGS

In addition to any specific notice for individual items required by applicable statute, resolution, or regulation, the notice (and agenda when available) of the Planning Commission's regular meetings and any special meetings shall be posted in a location established by resolution of the Board of County Commissioners no less than twenty-four (24) hours before the meeting.

1-02-02-09 SITE VISITS

Site visits may be scheduled after an application has been submitted for review, but before or during the Commission's public hearing. The ~~Planning and Community and Economic~~ Development Department, not the applicant, is responsible for scheduling site visits for the Planning Commission. Individual members may visit sites on their own and may enter the property with the owner's permission. If any relevant and material information is obtained and considered by a Commission member as a result of any site visit, such information shall be disclosed prior to or at the time of the public hearing so that interested parties may have an opportunity to respond.

1-02-02-10 STUDY SESSIONS

Study sessions provide an opportunity for Planning Commission members to familiarize themselves with the issues and information before the Commission. No formal action is taken at study sessions. Study sessions may be included on a regular meeting agenda or a special meeting may be called.

~~Study sessions shall be conducted in accordance with the following process:~~

- ~~1. At a scheduled meeting of the Commission, the Commission staff shall conduct an administrative presentation of the application. The purpose of the administrative presentation is to familiarize the Commission with the scope of the application and the applicable process for review.~~
- ~~2. The administrative presentation shall be conducted as an administrative or informational meeting and the review shall not be conducted as a formal hearing. Twenty four (24) hours notice of the study session shall be required.~~
- ~~3. No public testimony, statement by the applicant, or other evidence shall be taken or considered by the Commission, and no policy, resolution, rule, regulation, or formal action shall be made or taken. Individual members of the Commission may inform the staff member making the administrative presentation of issues or information that may be of interest or concern to the Commission at the time of the formal application review and public hearing. The administrative presentation shall not be considered part of the public hearing record for the application.~~

1-02-02-11 RULES OF PROCEDURE

The Planning Commission may adopt supplementary rules of procedure not inconsistent with these standards and regulations or state statutes.

1-02-02-12 AUTHORITY AND RESPONSIBILITY

All decisions of the Planning Commission are subject to review and approval of the Board of County Commissioners, except those relating to the Comprehensive or Master Plan.

The Planning Commission, through the authority granted to it by the Board of County Commissioners and state statute, is empowered to:

1-02-02-12-01 DEVELOP AND ADOPT A COMPREHENSIVE PLAN

Develop and adopt a Comprehensive or Master Plan for the physical development of the unincorporated area of the County, which shall include but not be limited to, land use, transportation, circulation, parks, open space, and housing.

1-02-02-12-02 DEVELOP ZONING REGULATIONS

Develop and make recommendations concerning potential amendments to these standards and regulations including text and maps representing those applicable policies identified in the Comprehensive Plan. Any regulation or amendment shall be subject to the review and formal adoption by the Board of County Commissioners.

1-02-02-12-03 DEVELOP SUBDIVISION REGULATIONS

Develop and make recommendations concerning subdivision regulations and amendments to subdivision regulations.

1-02-02-12-04 MAKE RECOMMENDATIONS ON APPLICATIONS

Review and make recommendations concerning applications for zoning text and zoning map amendments, conditional use permits, and subdivisions of land.

1-02-02-12-05 RECOMMEND REASONABLE CONDITIONS UPON APPROVALS

Impose or recommend reasonable conditions upon approval or recommendation for approval of any application.

1-02-03 BOARD OF ADJUSTMENT

1-02-03-01 ESTABLISHMENT AND MEMBERSHIP

The Board of County Commissioners of Adams County shall appoint a Board of Adjustment. The Board of Adjustment shall consist of five (5) regular members. Each member shall be a legal resident of Adams County.

In addition, the Board of County Commissioners may appoint associate members to the Board of Adjustment. In the event any regular member is temporarily unable to act owing to absence, illness, or conflict of interest before the Board of Adjustment, or any other cause, an associate member may take the member's place during the absence.

1-02-03-02 TERMS FOR BOARD OF ADJUSTMENT MEMBERS

Members of the Board of Adjustment shall serve terms of five (5) years or until a successor is appointed. Members may serve an indefinite number of terms, subject to reappointment by the Board of County Commissioners. The terms shall be staggered by making the initial appointment so that at least one (1) member's term shall expire each year.

1-02-03-03 APPOINTMENT OF MEMBERS

If a vacancy occurs or is scheduled to occur among the members of the Board of Adjustment, an advertisement inviting applications may be placed in a newspaper of general circulation in the County. Candidates shall submit a letter of application or a resume describing their qualifications. The Board of County Commissioners may conduct interviews prior to making an appointment.

1-02-03-04 COMPENSATION OF MEMBERS

The members of the Board of Adjustment shall receive such compensation as fixed by the Board of County Commissioners. At a minimum, the Board of County Commissioners shall provide for reimbursement for reasonable expenses incurred in direct performance of the members' duties.

1-02-03-05 REMOVAL OF BOARD OF ADJUSTMENT MEMBERS

Any member of the Board of Adjustment may be removed for cause by the Board of County Commissioners upon written charges and after a public hearing, unless such hearing is waived by the member. Reasons for removal of a member may include: failure to attend three (3) consecutive, regular meetings without good

cause; failing to abide by the rules of conduct of members; or ceasing to be a resident of the County. A member of the Board of Adjustment may also be removed if, because of personal, business, or professional ties, the member has been rendered ineffective as a member because the member is unable to participate in decisions on a substantial share of the matters before the Board of Adjustment.

1-02-03-06 ELECTION OF OFFICERS

The Board of Adjustment shall elect a chairman, vice-chairman, and secretary each year at its first regular meeting on or after all annual appointments have been made by the Board of County Commissioners. The chairman, vice-chairman, and secretary shall serve a one-year (1) term and may be reelected for additional terms.

1-02-03-07 QUORUM AND VOTE

A majority of the members of the Board of Adjustment shall constitute a quorum for conducting administrative business and to formally act on agenda items, except that five (5) members shall constitute a quorum for the purposes of determining matters requiring the concurring vote of four (4) members of the Board of Adjustment. The concurring vote of four (4) members of the Board of Adjustment shall be necessary to reverse any order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of these standards and regulations. In addition, a minimum of five (5) members shall be present to vote on an appeal of administrative decision. Proxies cannot be used for any purpose. When Board of Adjustment members absent themselves from consideration of an item before the Board of Adjustment because of a conflict of interest, associate members may fill any membership vacancies for the purpose of hearing and disposing of the case before the Board of Adjustment. If an associate member is not present, the record of voting on such items shall indicate the abstention of any affected Board of Adjustment member.

1-02-03-08 NOTICE MEETINGS

In addition to any specific notice for individual items required by applicable statute, resolution, or regulation, the Board of Adjustment shall post the notice (and agenda when available) of its regular meetings and any special meetings in a location established by resolution of the Board of County Commissioners no less than twenty-four (24) hours before the meeting.

1-02-03-09 SITE VISITS

Site visits may be scheduled after an application has been submitted for review, but before or during the Board of Adjustment's public hearing. The ~~Planning and Community and Economic~~ Development Department, not the applicant, is responsible for scheduling site visits for the Board of Adjustment. Individual members may visit sites on their own and may enter the property with the owner's permission. If any relevant and material information is considered by a Board member as a result of any site visit, such information shall be disclosed prior to or at the time of the public hearing so that interested parties may have an opportunity to respond.

1-02-03-10 STUDY SESSIONS

Study sessions provide an opportunity for the Board of Adjustment members to familiarize themselves with the issues and information before the Board. No formal action is taken at study sessions.

Study sessions shall be conducted in accordance with the following process:

1. At a scheduled meeting of the Board, the Board staff shall conduct an administrative presentation of the application. The purpose of the administrative presentation is to familiarize the Board with the scope of the application and the applicable process for review.
2. The administrative presentation shall be conducted as an administrative or informational meeting and the review shall not be conducted as a formal hearing. Twenty-four (24) hours notice of the study session shall be required.
3. No public testimony, statement by the applicant, or other evidence shall be taken or considered by the Board, and no policy, resolution, rule, regulation, or formal action shall be made or taken. Individual members of the Board may inform the staff member making the administrative presentation of issues or information that may be of interest or concern to the Board at the time of the formal application review and public hearing. The administrative presentation shall not be considered part of the public hearing record for the application.

1-02-03-11 RULES OF PROCEDURE

Meetings of the Board of Adjustment shall be held at the call of the chairman and at such other times as the Board may specify in its rules of procedure. The chairman, or in his absence, the vice-chairman, may administer oaths and compel the attendance of witnesses by application to and order of court. The court, upon proper showing of an application by the Board of Adjustment, may issue subpoenas and enforce obedience by contempt proceedings. The Board of

Adjustment may adopt supplementary rules of procedure not inconsistent with these standards and regulations or state statutes.

1-02-03-12 AUTHORITY AND RESPONSIBILITY

Decisions of the Board of Adjustment may not be appealed to the Board of County Commissioners, but shall be appealed pursuant to state statutes and state rules of civil procedure.

The Board of Adjustment, through the authority granted to it by C.R.S. §30-28-117 and C.R.S. §30-28-118 and these standards and regulations, is empowered to:

1-02-03-12-01 GRANT VARIANCES

Grant or deny a variance pursuant to the requirements and procedures of these standards and regulations relating to special physical requirements, but not to use, of the property. The Board of Adjustment may not grant a variance from the noise and height restrictions within any aviation zone, International Airport Clear Zone, or Airport Height and Noise Overlay Zone Districts.

1-02-03-12-02 GRANT SPECIAL USE PERMITS

Grant or deny a nonpermanent exception from these standards and regulations for uses of land, structures or both.

1-02-03-12-03 HEAR AND DECIDE APPEALS OF ADMINISTRATIVE DETERMINATIONS

Hear and decide appeals brought by any aggrieved person regarding allegations of error by an administrative official in the application or enforcement of these standards and regulations.

1-02-03-12-04 IMPOSE REASONABLE CONDITIONS UPON APPROVALS

Impose reasonable conditions upon approval of any application.

1-02-03-12-05 SUSPEND OR REVOKE PERMITS

A permit may be suspended or revoked by the Board of Adjustment if, in the opinion of the Board of Adjustment, the permit holder or operator conducting the use fails to abide by the terms, requirements, conditions, or stipulations of the permit. If the Board of Adjustment deems a suspension to be appropriate, it may allow the permit holder or operator to perform necessary changes or correct conditions in order to meet the performance standards of the Development Standards and Regulations, or the purpose and intent of the Development Standards and Regulations. No person may continue to make

use of land in the manner authorized by the permit after such permit has been revoked in accordance with this section. The determination as to whether a permit is to be revoked or suspended rests with the Board of Adjustment, as determined in a public hearing on the issue. The public hearing on suspension or revocations requires written notice to the permit holder informing them of the time and place of the hearing, and requiring them to show cause why the permit should not be suspended or revoked.

1-03 **ADMINISTRATIVE OFFICIALS**

1-03-01 **DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~ COMMUNITY AND ECONOMIC DEVELOPMENT**

~~1-03-01-01~~ **APPOINTMENT**

~~The Director of Planning and Development shall be appointed by and serve at the pleasure of the Board of County Commissioners.~~

~~1-03-01-02~~~~1-03-01-01~~ **POWERS AND DUTIES OF THE DIRECTOR OF ~~PLANNING AND~~ COMMUNITY AND ECONOMIC DEVELOPMENT**

The Director of ~~Planning and~~Community and Economic Development, through the authority granted by the Board of County Commissioners, is empowered to:

~~1-03-01-02-04~~~~1-03-01-01-01~~ **RENDER INTERPRETATIONS**

Render interpretations of all provisions of these standards and regulations. Interpretations applicable to two (2) or more properties shall be collected and retained by the ~~Planning and~~Community and Economic Development Department and made available to the public for inspection. Each general interpretation (i.e., an interpretation applicable to two (2) or more properties) shall be provided to the Planning Commission, Board of Adjustment and Board of County Commissioners.

~~1-03-01-02-02~~~~1-03-01-01-02~~ **ESTABLISH APPLICATION REQUIREMENTS**

Establish application and submittal requirements and schedules for review of applications and appeals pursuant to these standards and regulations.

~~1-03-01-02-03~~~~1-03-01-01-03~~ **PROVIDE ADVICE**

Provide expert technical assistance to the Board of County Commissioners, the Planning Commission, and the Board of Adjustment and determine when outside, technical expertise is needed to assist in the review of any development proposal submitted pursuant to these standards and regulations.

~~1-03-01-02-04~~~~1-03-01-01-04~~ **REVIEW APPLICATIONS**

Review development applications and make recommendations to the Board of County Commissioners, the Planning Commission, and the Board of

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Adjustment concerning compliance with these standards and regulations and road, drainage, grading, erosion control and floodplain standards.

1-03-01-01-05 ADMINISTER AGREEMENTS

Administer development and subdivision improvement agreements to ensure compliance with these standards and regulations and all conditions of approval that relate to roads, drainage, grading, erosion control and floodplains.

~~**1-03-01-02-05 MAINTAIN COMPREHENSIVE PLAN**~~

~~Develop and maintain a Master Comprehensive Plan including, but not limited to, land use, transportation, and open space elements for Adams County.~~

~~**1-03-01-02-06**~~ **1-03-01-01-06 ADMINISTER STANDARDS AND REGULATIONS**

Administer the provisions of these standards and regulations as they relate to the review and permitting of development.

~~**1-03-01-02-07**~~ **1-03-01-01-07 PROMULGATE ADMINISTRATIVE FORMS**

Promulgate and require the use of application forms and other standardized documentation deemed necessary or helpful to administer the provisions of these standards and regulations.

~~**1-03-01-02-08**~~ **1-03-01-01-08 MAKE ADMINISTRATIVE DECISIONS**

Issue written administrative decisions concerning the application of these standards and regulations to specific property or development applications.

~~**1-03-01-02-09**~~ **1-03-01-01-09 ISSUE ADMINISTRATIVE PERMITS**

Review and issue administrative permits pursuant to the requirements and procedures of these standards and regulations.

~~**1-03-01-02-10**~~ **1-03-01-01-10 REQUEST SHOW CAUSE HEARINGS**

If it is discovered that the holder of a permit issued pursuant to these Development Standards and Regulations is utilizing property in a manner inconsistent with the term, requirements, conditions, or stipulations of that permit, the Director may request proceedings before the Permit Issuing Authority to require the permit holder to show cause as to why the permit should not be revoked or suspended.

1-03-02 **DIRECTOR OF ~~PUBLIC WORKS~~COMMUNITY AND ECONOMIC
DEVELOPMENTTRANSPORTATION**

~~1-03-02-01~~ **APPOINTMENT**

~~The Director of Public Works shall be appointed by and serve at the pleasure of the Board of County Commissioners.~~

1-03-02-021-03-02-01 **POWERS AND DUTIES OF THE DIRECTOR OF ~~PUBLIC
WORKS~~COMMUNITY AND ECONOMIC
DEVELOPMENTTRANSPORTATION**

The Director of ~~Public Works~~Transportation, through the authority granted by the Board of County Commissioners, is empowered to:

1-03-02-02-041-03-02-01-01 **PROVIDE ADVICE**

Provide expert technical assistance to the Board of County Commissioners, the Planning Commission, and the Board of Adjustment and determine when outside, technical expertise is needed to assist in the review of any ~~building or~~ engineering requirements for development applications submitted pursuant to these standards and regulations.

1-03-02-02-02 **REVIEW APPLICATIONS**

~~Review development applications and make recommendations to the Board of County Commissioners, the Planning Commission, and the Board of Adjustment concerning road, drainage, grading, erosion control and floodplain standards.~~

1-03-02-02-03 **ADMINISTER AGREEMENTS**

~~Administer development and subdivision improvement agreements to ensure compliance with these standards and regulations and all conditions of approval that relate to roads, drainage, grading, erosion control and floodplains.~~

1-03-02-02-041-03-02-01-02 **ADMINISTER AND ENFORCE STANDARDS AND REGULATIONS**

Administer and enforce the provisions of these standards and regulations.

1-03-02-02-051-03-02-01-03 **PROMULGATE ADMINISTRATIVE FORMS**

Promulgate and require the use of application forms and other standardized documentation deemed necessary or helpful to administer the provisions of these standards and regulations.

1-03-02-02-061-03-02-01-04 **MAKE ADMINISTRATIVE DECISIONS**

Issue written administrative decisions concerning the application of the engineering ~~and building code~~ provisions of these standards and regulations to specific property or development applications.

1-03-02-02-071-03-02-01-05 **RENDER INTERPRETATIONS**

Render interpretations of all engineering ~~and building code~~ provisions of these standards and regulations. Interpretations applicable to two (2) or more properties shall be collected and retained by the ~~Public Works~~ Community and Economic Development ~~Transportation~~ Department and made available to the public for inspection. Each general interpretation (i.e., an interpretation applicable to two (2) or more properties) shall be provided to the Planning Commission, Board of Adjustment and Board of County Commissioners.

1-03-02-02-081-03-02-01-06 **ESTABLISH APPLICATION REQUIREMENTS**

Establish application and submittal requirements and schedules for review of applications and appeals pursuant to these standards and regulations.

1-03-02-02-091-03-02-01-07 **ISSUE ADMINISTRATIVE PERMITS**

Review and issue administrative permits pursuant to the requirements and procedures of these standards and regulations.

1-03-03 **DIRECTOR OF LONG RANGE STRATEGIC PLANNING**

1-03-03-01 **POWERS AND DUTIES OF THE DIRECTOR OF LONG RANGE STRATEGIC PLANNING**

The Director of Long Range Strategic Planning, through the authority granted by the Board of County Commissioners, is empowered to:

1-03-03-01-01 **MAINTAIN COMPREHENSIVE PLAN**

Develop and maintain a Master Comprehensive Plan including, but not limited to, land use, transportation, and open space elements for Adams County.

1-03-03-01-02 **PROVIDE ADVICE**

Provide expert technical assistance to the Board of County Commissioners, the Planning Commission, and the Board of Adjustment and determine when outside, technical expertise is needed to determine the consistency with the comprehensive plan of any development applications submitted pursuant to these standards and regulations.

1-03-03-01-03 **REVIEW APPLICATIONS**

Review development applications and make recommendations to the Board of County Commissioners, the Planning Commission, and the Board of Adjustment regarding consistency with the Comprehensive Plan.

1-04 PROCEDURAL RULES AND CONDUCT OF BOARD AND COMMISSION MEMBERS

The Planning Commission, the Board of Adjustment, and the Board of County Commissioners may adopt such rules deemed appropriate to govern the conduct of their business. In addition, Planning Commission members, Board of Adjustment members, and members of the Board of County Commissioners shall abide by the rules of conduct set forth below.

1-04-01 CONFLICT OF INTEREST

Members have the right and the obligation to vote on all questions before them and to participate in the business of the Commission or Board, except when a conflict of interest exists.

1-04-01-01 NOTIFICATION OF CONFLICT OF INTEREST

Whenever the Planning Commission, the Board of Adjustment, or the Board of County Commissioners is considering a matter which raises a question of conflict of interest for a particular member, the member is responsible for alerting the Commission or Board Secretary prior to the meeting. Each member is responsible for determining when a conflict of interest exists. Each member is also responsible for alerting the chairman prior to commencement of the meeting.

1-04-01-02 CONDUCT AT MEETINGS WHERE A MEMBER HAS A CONFLICT OF INTEREST

If any member has a conflict of interest with any particular item, the member shall notify the Commission or Board and the public in attendance of the conflict of interest. The member shall not participate in either the Commission's or Board's discussion or voting on the item.

1-04-01-03 MINIMIZING CONFLICTS

It is intended that situations resulting in conflict of interest for members shall be minimized.

1-04-02 EX PARTE CONTACTS

Ex parte contacts are contacts between individuals seeking to influence a decision of members of the Planning Commission, Board of Adjustment, or Board of County

Commissioners outside the meeting forum on a quasi-judicial matter. Members shall attempt to avoid ex parte communications concerning such quasi-judicial matters. Should ex parte contacts occur where relevant and material information is obtained and considered by a member, then such information shall be disclosed prior to or at the time of the public hearing so that interested parties may have an opportunity to respond.

In the case of legislative proceedings, contacts and communications with citizens are encouraged.

1-04-03 OPEN MEETINGS

Meetings of the Planning Commission, Board of Adjustment, and Board of County Commissioners, including site visits, shall be open to the public, except as provided by law.

1-04-04 OPEN RECORDS

Information presented to the Planning Commission, Board of Adjustment, or Board of County Commissioners in carrying out their responsibilities, records of meetings, and any other material resulting from the conduct of their activities shall be kept on file in the Office of the Adams County Clerk and Recorder or the ~~Planning and Community~~ and Economic Development Department, and shall be available for inspection by the public upon reasonable request, except as otherwise required or may be provided by law. The Open Records Act shall be relied upon to determine what documents shall be retained and made available for public inspection.

1-04-05 AMENDMENTS TO THE RULES OF PROCEDURE

Any member of the Planning Commission, Board of Adjustment, Board of County Commissioners, or ~~Planning and Community~~ and Economic Development Department may propose amendments to the rules of procedure. An amendment must be approved by the Board of County Commissioners to become effective.

1-05 **ENFORCEMENT**

1-05-01 **AUTHORITY TO ENFORCE**

The provisions of these standards and regulations shall be enforced by the Director of Public Works. Inaction or lack of enforcement shall not constitute a waiver of the right of enforcement.

1-05-02 **RIGHT TO INSPECT**

The Director of ~~Public Works~~[Community and Economic Development](#) is hereby empowered to inspect and examine any building, structure, or tract of land which there is reasonable cause to believe a use exists or construction or alteration work is being performed, or has been performed, in violation of the applicable provisions of these standards and regulations. Entry onto private property for the purpose of inspection shall be made only after contact with the owner or occupant of the premises, whose permission for the inspection shall be obtained. Failing permission, no entry shall be undertaken without an order from the County or District Court. Signing an application for any development approval shall constitute permission to enter and inspect a property. Permission shall not be required for inspections conducted from public property or private property with the permission of the owner of the private property.

1-05-03 **REMEDIES**

The remedies provided for violations of these standards and regulations, whether civil or criminal, shall be cumulative and in addition to any other remedy provided by law.

1-05-04 **CONTINUING VIOLATIONS**

Each day a violation occurs or remains uncorrected shall constitute a separate violation.

1-05-05 **REMEDIES AND ENFORCEMENT POWERS**

For any unlawful use or development or any use or development that fails to conform to any approved plat, agreement, or condition or approval, the Director of ~~Public Works~~[Community and Economic Development](#) may:

1. Deny and withhold all permits, certificates or other forms of authorization to use or develop any land, structure, or improvements. This provision shall apply whether or not the current owner is responsible for the violation;
2. Revoke any permit or other authorization when it is determined there is a departure from the approved plans, specifications or conditions of approval, the permit was issued in error, or the permit was obtained by false representation. Written notice of revocation shall be served upon the owner, the owner's agent, or the owner's contractor to whom the permit was issued, or the notice may be posted in a prominent location at the place of the violation;
3. Initiate injunction or abatement proceedings, action for damages, or other appropriate legal action in the district court or other court of competent jurisdiction against any person who fails to comply with any of the provisions of these standards and regulations or any requirement or condition imposed pursuant to these standards and regulations;
4. Seek a court order in the nature of mandamus, abatement, injunction, or other action to abate or remove a violation or to otherwise restore the premises to the condition that existed before the violation;
5. Ask the Board of County Commissioners to withhold all public road improvements and public maintenance from all rights-of-way that have not been accepted for such purposes by the Board of County Commissioners;
6. Follow the enforcement procedures of the Uniform Building Code, the Uniform Code for the Abatement of Dangerous Buildings, or other codes as may from time to time be adopted by Adams County; or
7. Commence a civil action in the county court or other court of competent jurisdiction seeking the imposition of a civil penalty as provided by state statutes.

1-05-06 CRIMINAL REMEDIES AND ENFORCEMENT POWERS

Any person, firm, or corporation, violating any provision of these standards and regulations is guilty of a misdemeanor and, upon conviction, shall be punished by a fine in an amount not to exceed one hundred dollars (\$100) for each day of violation or by imprisonment in the County jail for no more than ten (10) days, or both fine and imprisonment. Each day during which the violation continues shall be deemed a separate offense. The owner, occupant, and/or person(s) or legal entity exercising control over the subject property may be charged as a violator under these provisions. It is the responsibility of the County Attorney to prosecute any criminal enforcement action.

1-05-07 NOTICE OF VIOLATIONS

If the Director of ~~Public Works~~Community and Economic Development determines a violation of these standards and regulations exists on any property, the Director of ~~Public Works~~Community and Economic Development shall by written notice or order direct that such remedial action be taken by the property owner as will result in full compliance with the applicable provisions of these standards and regulations. The issuance of a notice or order shall in no way or manner be deemed a prerequisite to the institution of enforcement proceedings as are set forth in this chapter.

Compliance with the written notice or order shall not necessarily be deemed to be a defense to any alleged violation of these standards and regulations in any court action instituted by the County seeking compliance with the written notice or order. However, evidence of compliance with the notice or order may be introduced for purposes of mitigation and extenuation.

Notice may be given in person, by Regular First Class Mail or by posting notice on the premises. Notices of violation shall state the nature of the violation and the time allowed for compliance. Notices of violation run with the land and are effective until the violation is corrected.

1-05-08 CEASE AND DESIST ORDER

A cease and desist order to stop operations, use, or construction may be issued by the Director of ~~Public Works~~Community and Economic Development. A cease and desist order may be issued to temporarily stop the operation, use, or construction, for cause, when conditions and circumstances exist which present an immediate health and safety danger.

1-05-08-01 REQUIREMENT TO STOP USE

No person may continue operations or construction activities, or make use of the land in violation of these standards and regulations after a cease and desist order has been issued.

1-05-09 VIOLATIONS

It shall be unlawful to use real property or the improvements on any real property; to undertake the development of real property; to erect, construct, reconstruct, alter, restore or improve a building or structure; to excavate land; to fill land; or to alter or change the use of any real property or improvements on real property in any way inconsistent with and not in accordance with these standards and regulations and without first obtaining all approvals and permits required by these standards and regulations.

1-05-09-01 BUILDING PERMITS

It shall be unlawful to use real property or the improvements on any real property; to undertake the development of real property; to erect, construct, reconstruct, alter, restore or improve a building or structure; to excavate land; or to alter or change the use of any real property or improvements on real property without first obtaining a building permit in accordance with the provisions of these standards and regulations and the Uniform Building Code as adopted by the Board of County Commissioners.

1-05-09-02 TERMS AND CONDITIONS

It shall be unlawful to use real property or the improvements on any real property; to undertake the development of real property; to erect, construct, reconstruct, alter, restore or improve a building or structure; to excavate land; or to alter or change the use of any real property or improvements on real property in a way inconsistent with the terms and conditions of any approval or permit granted pursuant to these standards and regulations.

1-05-09-03 SUBDIVISION

It shall be unlawful to transfer or sell any subdivided land before a plat for the subdivided land has been approved by the Board of County Commissioners and recorded in the Office of the Adams County Clerk and Recorder. The County shall not be liable for any direct or apparent fiscal losses suffered by any party as a result of denial of any subdivision where the applicant has agreed to transfer or sell or offered to transfer or sell any subdivided land in advance of plat approval by the Board of County Commissioners.

1-05-10 PREVIOUS VIOLATIONS

Nothing in these standards and regulations shall prohibit the continuation of previous enforcement actions undertaken by the County pursuant to previous regulations.

1-06 **NON-LIABILITY OF THE COUNTY**

These standards and regulations shall not be construed to hold Adams County or any of its employees or officials, acting within the scope of their employment in any manner, responsible or liable for any damages to persons or property resulting from any inspection, enforcement or review as required by these standards and regulations or resulting from any failure to enforce or inspect, or resulting from the issuance or denial of any building permit, or the institution or failure to institute any court action as authorized or required by these standards and regulations. In enacting these standards and regulations, the Board of County Commissioners intends to preserve all rights of the County, its agencies and departments, its elected and appointed officials and employees to immunity from liability as set forth in the Colorado Governmental Immunity Act, C.R.S. §§24-10-101, *et seq.*

1-07 VESTED RIGHTS

1-07-01 PURPOSE

To ensure reasonable certainty, stability, and fairness in the land use planning process.

1-07-02 APPLICABILITY

Approval of a site specific development plan by the Board of County Commissioners shall create a vested right. A permit or any other approval not specifically identified as a site specific development plan shall not constitute a site specific development plan.

1-07-03 APPROVAL

A vested right shall be deemed established with the approval or conditional approval of a site specific development plan. A conditional approval may impose such terms and conditions necessary to protect the public health, safety and welfare and to ensure compliance with the Adams County Comprehensive Plan and these standards and regulations. Failure to abide by such terms and conditions shall result in a forfeiture of vested rights.

A vested property right, once established, shall attach and run with the applicable property.

1-07-04 NOTICE

Upon approval of a site specific development plan, the Director of ~~Planning and~~ Community and Economic Development shall publish a notice of the Board's approval in a newspaper of general circulation no later than fourteen (14) days following said approval.

1-07-05 TERM

A vested right created by the approval of a site specific development plan shall remain in effect for three (3) years from its effective date or by some other specified time period as adopted by the Board of County Commissioners. This vesting period may be extended by approved amendments to the site specific development plan.

Notwithstanding the provisions of this section, the County may enter into development agreements with applicants. The agreements may provide that the property rights shall vest for a period longer than three (3) years where the longer vesting period is warranted in light of all relevant circumstances such as the size and phasing of the development, economic cycles and market conditions.

Upon approval by the County, a property right vested for three (3) years may be extended for a period exceeding the initial three (3)-year vesting period when such extension is deemed to be in the public interest and warranted in light of all relevant circumstances including, but not limited to, the size and phasing of the development, economic cycles, and market conditions. An applicant desiring such an extension of the vesting period must file, at least forty-five (45) days prior the expiration of the initial three (3)-year vesting period, an application for such extension with the ~~Planning and~~ Community and Economic Development Department and pay an administrative fee of five hundred dollars (\$500) for such application. Upon receipt of this application, the Department shall review the application and make a recommendation to the Board of County Commissioners that such extension be granted, granted with conditions or denied. The Board of County Commissioners will then review the extension request and grant, grant with conditions or deny such extension. Only one (1) extension of the vesting period may be granted for a site specific development plan.

1-07-06 **MODIFICATION OF PLAN**

The Board of County Commissioners approval of any modification to a site specific development plan shall not extend the term of a vested right unless expressly authorized by the Board of County Commissioners.

1-07-07 **RELATIONSHIP TO OTHER REGULATIONS**

A vested property right, once established, shall preclude any zoning or land use action by the County or pursuant to an initiated measure which would alter, impair, prevent, diminish, or otherwise delay the development or use of the property as set forth in the site specific development plan, except:

1. With the consent of the applicant;
2. Upon the discovery of natural or man-made hazards on or in the immediate vicinity of the property which could not reasonably have been discovered at the time of the site specific development plan approval and which, if not corrected, would pose a serious threat to the public health, safety, and welfare; or
3. To the extent that compensation is paid, as provided in C.R.S. §24-68-105(1)(c).

The establishment of a vested property right shall not preclude the application of regulations which are general in nature and applicable to all property subject to land use regulation by the County, including, but not limited to, building, fire, plumbing, electrical, mechanical, water and sewer codes.

1-07-08 EFFECTIVE DATE

The effective date of the establishment of the vested property right shall be the effective date of the approval or conditional approval of the site specific development plan.

Approval of a site specific development plan shall be subject to all rights of referendum and judicial review, except the required number of days to commence such referendum or review shall not begin to run until a notice of approval and the creation of a vested property right is published by the County, no later than fourteen (14) days after such approval, in a newspaper of general circulation within the County.

1-07-09 DOCUMENTATION OF VESTED RIGHTS

Any document constituting an approved site specific development plan or any part of an approved site specific development plan shall, at the time of its approval, be marked with the following language: "This plan has been approved by Adams County and creates a vested property right pursuant to C.R.S. §§24-68-101, *et seq.*, as amended, and the Adams County Development Standards and Regulations." Failure to contain this language shall not invalidate the creation of the vested property right.

1-07-10 FORFEITURE OF VESTED RIGHTS

A vested property right shall terminate upon:

1. Failure to abide by the terms and conditions of a conditionally approved site specific development plan;
2. Substantial failure to comply with a site specific development plan; or
3. The expiration of the initial vesting period or, if applicable, upon the expiration of the vesting period as extended.

1-07-11 LIMITATIONS

This section is intended only to implement the provisions of C.R.S. §§24-68-101, *et seq.*, as amended. If C.R.S. §§24-68-101, *et seq.*, as amended, is repealed or judicially

determined to be invalid or unconstitutional, this section shall be deemed repealed and the provisions of this section shall no longer be effective.

1-08 CONDITIONS OF APPROVAL

1-08-01 PURPOSE

To alleviate regulatory impairment of property rights.

1-08-02 CONDITIONS ON LAND USE APPROVALS

In imposing conditions on land use approvals, including, but not limited to, subdivisions, zoning map amendments, and planned unit development approvals, the County shall not require a property owner to dedicate real property to the public or pay money to a public entity in an amount that is determined on an individual and discretionary basis, unless there is an essential nexus between the dedication or payment and a legitimate government interest. The dedication or payment shall be roughly proportional to the impact of the proposed use or development.

In addition, all conditions imposed on an approval shall be based on these standards and regulations, the Adams County Comprehensive Plan, and any other standards and regulations that may from time to time be adopted by the Board of County Commissioners.

1-08-03 REMEDY FOR PROPERTY OWNER

Any property owner who alleges that the County has imposed a condition that violates the provisions of Section 1-08-02, may seek remedies pursuant to C.R.S. §29-20-204.

1-08-04 LIMITATIONS

This section is intended only to implement the provisions of C.R.S. §§29-20-201, *et seq.*, as amended. If C.R.S. §§29-20-201, *et seq.*, as amended, is repealed or judicially determined to be invalid or unconstitutional, this section shall be deemed repealed and the provisions of this section shall no longer be effective.

CHAPTER 2—APPLICATION AND PERMITTING PROCEDURES

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Chapter 2—APPLICATION AND PERMITTING PROCEDURES**2-01 COMMON DEVELOPMENT REVIEW PROCEDURES FOR DEVELOPMENT APPLICATIONS**

This section outlines the general development review steps, which apply to all development applications or permits.

2-01-01 STEP 1: CONCEPTUAL REVIEW**2-01-01-01 PURPOSE**

Conceptual review is an opportunity for an applicant to discuss requirements, standards, and procedures, which apply to a development proposal. Major problems can be identified and solved during conceptual review before a formal application is submitted. Representatives of the ~~Planning and Development~~ [Community and Economic Development](#) Department and ~~other County Public Works~~ [Departments](#) regularly attend conceptual review meetings.

2-01-01-02 APPLICABILITY

A conceptual review meeting is voluntary for all development applications. Conceptual review may be requested by an applicant as a means of identifying potential problems prior to making formal application. A request for conceptual review shall be made at least one (1) week in advance of the requested conceptual review meeting.

2-01-01-03 CONCEPT PLAN SUBMITTAL

The applicant requesting a conceptual review meeting shall submit a sketch of the proposed development, conceptual review meeting checklist, and any conceptual review fees at least one (1) week in advance of the requested conceptual review meeting. The sketch should indicate the location of the proposed project, major streets, and other significant features in the vicinity. The applicant should also submit any conceptual designs to be discussed.

The degree of assistance provided by staff at the conceptual review meeting will depend upon the level of detail the applicant provides in the conceptual review meeting submittal. The applicant is encouraged to provide as much detail as possible when preparing the conceptual review meeting submittal.

2-01-01-04 STAFF REVIEW AND RECOMMENDATION

Following the conceptual plan meeting with the applicant, the Director of ~~Planning and Development~~**Community and Economic Development** or ~~Director of Public Works, in the case of some application types,~~ (hereinafter in this Chapter "the Director" unless its context specifies one or the other) shall furnish the applicant with written comments regarding the plan, including appropriate recommendations to inform and assist the applicant. The written comments shall be mailed to the applicant within seven (7) days of the conceptual review meeting.

2-01-02 STEP 2: NEIGHBORHOOD MEETINGS

2-01-02-01 PURPOSE

The purpose of neighborhood meetings is to present the development concept to citizens and for the citizens to identify, list, and discuss issues related to the development proposal. Neighborhood meetings are held early in the process so affected property owners have an opportunity to provide input before excessive time and effort have been expended by the applicant.

Applicants are advised to get a determination of whether or not a neighborhood meeting is required prior to submitting an application that requires Planning Commission review. If an application is submitted and the Director determines that a neighborhood meeting is required, all review shall be held in abeyance until the applicant submits the required neighborhood meeting summary and affidavits.

2-01-02-02 APPLICABILITY

Neighborhood meetings may be required by the Director on a development proposal subject to Planning Commission review when the Director determines the development proposal could have significant neighborhood impacts.

If the Director determines that a neighborhood meeting is required, the applicant shall be responsible for scheduling, noticing, and coordinating the meeting. The applicant shall be responsible for all costs associated with holding the meeting.

2-01-02-03 NEIGHBORHOOD MEETING REQUIREMENTS*

Amended by the BoCC on January 28, 2013

2-01-02-03-01 LOCATION

In order to provide surrounding property owners the best opportunity to attend, the neighborhood meeting should be held on the subject property

whenever possible. If this is not possible, the meeting should be held on the closest practical location to the subject site. The location of the required neighborhood meeting shall follow the guidelines listed below:

- 1) Urban Adams County
 - a. If it is not possible to hold the neighborhood meeting on the subject property, the neighborhood meeting may be held at an alternate location that is a maximum of three (3) miles from the subject property
 - b. Exceptions to this policy may be granted in writing to increase the distance of the alternate location to approximately five (5) miles if applicants submit a request in writing with the proposed location and demonstrate that no practical locations within three (3) miles or less exist.
- 2) Semi-Urban Adams County
 - a. If it is not possible to hold the neighborhood meeting on the subject property, the neighborhood meeting may be held at an alternate location that is a maximum of five (5) miles from the subject property
 - b. Exceptions to this policy may be granted in writing to increase the distance of the alternate location to approximately fifteen (15) miles if applicants submit a request in writing with the proposed location and demonstrate that no practical locations within five (5) miles or less exist.
- 3) Rural Adams County
 - a. If it is not possible to hold the neighborhood meeting on the subject property, the neighborhood meeting may be held at an alternate location that is a maximum of fifteen (15) miles from the subject property
 - b. Exceptions to this policy may be granted in writing to increase the distance of the alternate location if applicants submit a request in writing with the proposed location and demonstrate that no practical locations within fifteen (15) miles or less exist.

These geographic areas are defined below:

- 1) Urban Adams County: all properties west of Imboden Road
- 2) Semi-Urban Adams County: all properties east of Imboden Road and west of Yellow Jacket Road
- 3) Rural Adams County: all properties east of Yellow Jacket Road to the eastern boundary of Adams County

2-01-02-03-02 ***TIME OF NEIGHBORHOOD MEETING***

The neighborhood meeting shall be held at a time that is convenient for most people, typically on a weekday evening between the hours of 5:00 p.m. and 8:00 p.m. or weekends at a reasonable time. The meeting shall not be scheduled on a legal holiday.

2-01-02-04 **NOTICE OF NEIGHBORHOOD MEETING**

2-01-02-04-01 ***WRITTEN NOTICE***

Written notice of the neighborhood meeting shall be given by the applicant to the owners of record of all real property within five hundred (500') feet (exclusive of public rights-of-way, public facilities, parks, or public open space) of the property lines of the parcel of land for which the development is planned. Designated representatives of neighborhood groups and homeowner's associations within the area of notification shall also receive written notice from the applicant.

The written notices shall be mailed at least ten (10) days prior to the meeting date. The notice shall state the date, time, place, and purpose of the neighborhood meeting and shall include a map of the property.

2-01-02-05 **ATTENDANCE AT NEIGHBORHOOD MEETING**

The applicant or applicant's representative shall attend the neighborhood meeting. The ~~Planning and Development~~Community and Economic Development Department may also send a representative.

2-01-02-06 **FORMAT OF NEIGHBORHOOD MEETING**

The neighborhood meeting shall be held in an open house format. Maps of the development site, site plans and architectural elevation drawings should be available for review by the public. The applicant or applicant's representative shall be available to answer questions. The applicant shall provide comment sheets for participants to provide feedback concerning the proposed development. The applicant shall offer participants the opportunity to provide their name and mailing addresses for the purpose of receiving notice of public hearings concerning any application that is subsequently submitted.

2-01-02-07 **SUMMARY OF NEIGHBORHOOD MEETING**

A written summary of the neighborhood meeting shall be prepared by the applicant. The written summary shall be included with the development

application submittal and shall explain how any issues identified at the neighborhood meeting have been addressed. In addition, any names and addresses for participants who would like to receive notice of public hearings concerning any application, which is subsequently submitted shall be submitted with the meeting summary.

2-01-03 STEP 3: DEVELOPMENT APPLICATION SUBMITTAL

2-01-03-01 DEVELOPMENT APPLICATIONS

All development applications shall be submitted in a form established by the Director. Development applications, when submitted, shall be made available to the public.

2-01-03-02 CONSOLIDATED DEVELOPMENT APPLICATIONS AND REVIEW

When multiple development application types must be submitted for the same overall development proposal, the applications may be consolidated for submittal and review, at the discretion of the Director. A consolidated application shall only be reviewed, considered, and decided by the highest level board or commission that would have made a decision concerning an individual application had it been submitted, processed and considered as a series of separate development applications. Decision-makers, from highest level to lowest level, are the Board of County Commissioners, Board of Adjustment, and the Director, respectively. If the highest level of decision-maker is determined to be the Board of County Commissioners, the Planning Commission may be required to consider the application at a public hearing and provide a recommendation to the Board of County Commissioners.

2-01-03-03 DEVELOPMENT APPLICATION CONTENTS

The development application submittal requirements shall be established by the Director. The submittal requirements shall, at a minimum, include a list of all information, data, explanations, analysis, testing, reports, tables, graphics, maps, documents, forms, or other items reasonably necessary, desirable, or convenient to: (1) determine whether or not the applicant, developer and/or owner have the requisite power, authority, clear title, good standing, qualifications, and ability to submit and carry out the development and/or activities requested in the development application; and (2) determine whether or not the development activities and development application address and satisfy each and every applicable general development standard, district standard, or other requirement or provision of these standards and regulations.

2-01-03-03-01 *SUBMITTAL REQUIREMENT*

Each development application shall be submitted to the Director and shall include the identified submittal requirements for said development application. The Director may waive items not applicable due to the particular conditions and circumstances of said development proposal.

2-01-03-03-02 *DEVELOPMENT REVIEW FEES*

Development review fees shall be established by resolution by the Board of County Commissioners. The development review fees shall be paid at the time of submittal of any development application.

2-01-04 *STEP 4: DETERMINATION OF SUFFICIENCY*

After receipt of the development application, the Director shall determine whether the application is complete and ready for review. The determination of sufficiency shall not be based upon the perceived merits of the development proposal. If a submittal is found to be insufficient, all review of the submittal will be held in abeyance until the Director receives the necessary material to determine that the submittal is sufficient. The development application shall not be determined to be accepted nor shall the application be reviewed until the application submittal is determined sufficient by the Director.

Upon acceptance, the Director shall send written notice to the owners of record of all real property located within a minimum of five hundred (500') feet (exclusive of public rights-of-way, public facilities, parks, or public open space) of the property lines of the parcel of land for which the development is planned. Notice shall also be provided to all owners of mineral interests concerning impending surface development based on a certified list of owners provided by the applicant. Designated representatives of neighborhood groups and homeowner's associations within the area of notification shall also receive written notice from the Director. In addition, the Director shall send notice to all individuals who attended the neighborhood meeting and requested to be notified of the progress of the application for development. The notice shall be mailed by the Director within seven (7) days of the date of acceptance of the application. The notice shall describe the nature of the application and the deadline for pre-hearing comments.

2-01-05 *STEP 5: STAFF REPORT*

Within seven (7) days after determining the development application is sufficient, the Director shall refer the development application to the appropriate referral agencies. Referral agencies shall have twenty-one (21) days from the date of mailing to submit their comments to the Director. If a referral agency identifies concerns that require an

investigation, the applicant, the County Commissioners, and the agency may agree to a thirty (30) day extension of this time limit. Failure of the reviewing agencies to respond within the specified time limit or within the time period of an extension shall be considered a favorable response for the purpose of the review. Following is a list of the potential reviewing agencies:

1. The appropriate school district;
2. Each county and/or municipality within three (3) miles of the boundary of the proposed development;
3. All utility districts, associations, or companies providing service in the immediate vicinity of the proposed development;
4. All local improvement and service districts in the immediate vicinity of the proposed development;
5. All appropriate ditch companies;
6. The Colorado State Forest Service;
7. The Director of [Public Works Transportation](#) and Colorado Department of Transportation;
8. The Natural Resources Conservation Service (Soil Conservation District Board) for explicit review and recommendations regarding soil suitability, floodwater problems and watershed protection;
9. The U. S. Army Corps of Engineers;
10. The Colorado Division of Wildlife;
11. The Adams County Department of Parks and Community Resources;
12. The Tri-County and State Departments of Health for a review of those aspects of a proposed development that have the potential for immediate or long-term environmental health impacts, including, but not limited to, the on-lot sewage disposal reports, for the review of the adequacy of existing or proposed sewage treatment works to handle estimated effluent, for a report on the water quality of the proposed water supply to serve the proposed development, noise, odors, and pollution prevention;
13. The State Board of Land Commissioners when the proposed development is adjacent to state school land;
14. The State Engineer for an opinion regarding material injury likely to occur to decreed water rights by virtue of the diversion water necessary to serve the proposed development and adequacy of the proposed water supply to meet the needs of the proposed development;
15. The Colorado Geologic Survey for an evaluation of those geologic factors, which would have a significant impact on the proposed development;
16. The Director of [Public Works Transportation](#);

17. The Sheriff's [Department Office](#); or

18. Any public or private agency, company, or corporation, which has existing or proposed infrastructure in the immediate vicinity of the proposed development, which, in the opinion of the Director, may be affected by the proposed development.

Each referral agency shall be asked to send a copy of their comments to the applicant, but the applicant should contact the Director to ensure all comments are received.

Following receipt of the referral agency comments or at the end of the review period, the Director shall review the development application and prepare a staff report.

The staff report shall be made available for inspection and copying by the applicant and the public at least fourteen (14) days prior to the scheduled public hearing on the development application. The staff report shall indicate whether, in the opinion of the staff, the development application complies with all applicable standards of these standards and regulations. Conditions for approval may also be recommended to eliminate any areas of non-compliance or to mitigate any adverse effects of the development proposal.

2-01-06 **STEP 6: NOTICE**

Notice of the public hearing shall be provided by the Director in accordance with the following procedures.

2-01-06-01 **WRITTEN NOTICE**

The Director shall give written notice to the owners of record of all real property located within a minimum of five hundred (500') feet (exclusive of public rights-of-way, public facilities, parks, or public open space) of the property lines of the parcel of land for which the development is planned. The Director may require the applicant to further expand the notification area. Designated representatives of neighborhood groups and homeowner's associations within the area of notification shall also receive written notice from the Director.

The written notices shall be mailed at least ten (10) days prior to the first public hearing date concerning the application. The written notice shall state the date, time, place, and purpose of the public hearing(s). Failure to mail such notice shall not affect the validity of any hearing or determination by the Planning Commission, Board of Adjustment, or Board of County Commissioners.

2-01-06-02 **POSTED NOTICE**

The real property proposed to be developed shall be posted with a sign, giving notice to the public of the proposed development. The signs shall be posted by the

County on the subject property in a manner and at a location to afford the best notice to the public. The property shall be posted at least ten (10) days prior to the first public hearing date.

The sign shall be a minimum of two (2) square feet and shall state the date, time, place, and purpose of the public hearing(s) and phone number and address of the case manager. Failure of the sign to remain posted prior to the hearing date shall not affect the validity of any hearing or determination by the Planning Commission, Board of Adjustment, or Board of County Commissioners.

2-01-06-03 PUBLISHED NOTICE

The Director shall publish notice of the public hearing. Notice of the time, date, and place of the public hearing(s) on the development application shall be published in the official County newspaper at least thirty (30) days prior to any hearing before the Board of County Commissioners. Failure of the Director to publish the required notice shall necessitate the delay of the hearing.

2-01-07 STEP 7: PUBLIC HEARING

2-01-07-01 CONDUCT OF PUBLIC HEARING

2-01-07-01-01 RIGHTS OF ALL PERSONS

Any person may appear at a public hearing and submit evidence, either individually or as a representative of a person or an organization. Each person who appears at a public hearing shall state their name, address and, if appearing on behalf of a person or organization, the name and mailing address of the person or organization being represented.

2-01-07-01-02 EXCLUSION OF TESTIMONY

The Planning Commission, Board of Adjustment, or Board of County Commissioners may exclude testimony or evidence it finds to be irrelevant, immaterial or unduly repetitious.

2-01-07-01-03 CONTINUANCE OF PUBLIC HEARING

The Planning Commission, Board of Adjustment, or Board of County Commissioners may, by motion or at the request of any person, continue any public hearing to a fixed date, time, and place. All continuances shall be granted at the discretion of the Planning Commission, Board of Adjustment, or Board of County Commissioners. The date and time of the continuance

shall be announced at the hearing. The applicant may be required to agree to any continuance in writing.

The applicant's agreement to a continuance shall eliminate any statutory or regulatory requirement for the Planning Commission, Board of Adjustment, or Board of County Commissioners to act on an application within any specific time period. If the applicant requests a continuance, the applicant may be required to pay a continuance fee.

2-01-07-01-04 *ORDER OF PROCEEDINGS AT PUBLIC HEARING*

The order of the proceedings at the public hearing shall be as follows:

1. Staff Report Presented: The staff shall present a narrative and/or graphic description of the development application. The staff shall present a report that includes a written recommendation.
2. Applicant Presentation: The applicant shall present any relevant information the applicant deems appropriate. Copies of all writings or other exhibits the applicant wishes the Planning Commission, Board of Adjustment, or Board of County Commissioners to consider must be submitted to the Director no less than five (5) working days before the public hearing.
3. Public Testimony: Relevant public testimony shall be heard.
4. Applicant Response: The applicant may respond to any testimony or evidence presented by the public at the direction of the Board or Commission holding the hearing.
5. Staff Response: The staff may respond to any statement made or evidence presented by the applicant or the public at the direction of the Board or Commission holding the hearing.

2-01-07-02 *DECISION AND FINDINGS*

2-01-07-02-01 *DECISION*

After consideration of the development application, the staff report, and the evidence from the public hearing, the chairman shall close the public hearing and, unless the case is continued, the Board or Commission shall approve, approve with conditions, or deny the development application based on its compliance with these standards and regulations. In the case of the Planning Commission, the approval, approval with conditions, or denial shall be considered only as a recommendation to the Board of County Commissioners.

2-01-07-02-02 FINDINGS

All decisions shall include at least the following elements:

1. A statement of specific findings or other factors considered, whichever is appropriate, and a statement of the basis upon which the facts were determined, with specific reference to the relevant standards set forth in these standards and regulations; and
2. A statement of approval, approval with conditions, or denial, whichever is appropriate.

2-01-07-02-03 NOTIFICATION TO APPLICANT

Notification of the Planning Commission's, Board of Adjustment's, or Board of County Commissioners' decision shall be mailed by the Director to the applicant within seven (7) days after the decision. A copy of the decision shall also be made available to the public by the Director of ~~Planning Community and Economic Development and Development (or Director of Public Works, in the case of some application types)~~ within seven (7) days after the decision.

2-01-07-03 RECORD OF PROCEEDINGS

The Planning Commission's, Board of Adjustment's, or Board of County Commissioners' public hearing may be recorded by any appropriate means. A copy of the public hearing record may be acquired or viewed by any person upon application to the Director and payment of a fee to defray the cost of duplication of the record. The record shall consist of the following:

1. All exhibits, including, without limitation, all writings, drawings, maps, charts, graphs, photographs, and other tangible items received or viewed by the Planning Commission, Board of Adjustment, or Board of County Commissioners at the proceedings;
2. All minutes of the proceedings; and
3. If available, a videotape or audiotape recording of the proceedings before the Planning Commission, Board of Adjustment, or Board of County Commissioners.

2-01-07-04 RECORDING OF DECISIONS AND PLATS

Once approved, the decision of the Planning Commission, Board of Adjustment, or Board of County Commissioners shall be filed with the Office of the Adams County Clerk and Recorder. In the case of a final plat, once the final construction plans and final plat are approved, the subdivision improvements agreement is executed and any other conditions of approval have been met, the final plat shall be recorded in the Office of the Adams County Clerk and Recorder.

2-01-08 STEP 8: STANDARDS

Before approving a development application, the Planning Commission, Board of Adjustment, or Board of County Commissioners must find that the development application has met the requirements of these standards and regulations and complies with the required criteria for approval.

2-01-09 STEP 9: CONDITIONS OF APPROVAL

The Planning Commission, Board of Adjustment, or Board of County Commissioners may impose such conditions on approval of the development application as are necessary to accomplish the purposes and intent of these standards and regulations. Such conditions must have a reasonable nexus to potential impacts of the proposed development and should be roughly proportional, both in nature and extent, to the impacts of the proposed development or shall be mutually agreed upon by Adams County and the applicant. (See Section 1-08 for further limitations on conditions.)

2-01-10 STEP 10: AMENDMENTS

2-01-10-01 MINOR AMENDMENTS

Minor amendments to any approved development plan may be approved, approved with conditions, or denied administratively by the Director and may be authorized without additional public hearings. Such minor amendments may be authorized by the Director as long as the development application, as amended, continues to comply with these standards and regulations, at least to the extent of its original compliance.

Minor amendments shall consist only of any or all of the following:

1. The amendment results in an increase or decrease by five-percent (5%) or less in the approved number of dwelling units;
2. The amendment results in an increase or decrease in the amount of square footage of a non-residential land use or structure that does not change the character of the project;
3. The amendment results in a change in the housing mix or use mix ratio which complies with the requirements of the zone district and does not change the character of the project; or
4. The amendment does not result in a change in the character of the development.

The Director may refer a minor amendment to the Planning Commission. If so referred, the decision of the Planning Commission shall constitute a final decision, subject to appeal to the Board of County Commissioners.

2-01-10-02 MAJOR AMENDMENTS

Amendments to any approved development plan not determined by the Director to be a minor amendment under the criteria set forth in Section 2-01-10-01 shall be deemed a major amendment.

Major amendments to development plans shall be reviewed and processed in the same manner as the original development plan for which the amendment is sought. Any approved major amendments shall be recorded in accordance with the procedures for recording the original development plan approval.

Any partial or total abandonment of an approved development plan shall be considered a major amendment.

2-02 SPECIFIC DEVELOPMENT REVIEW STEPS FOR DEVELOPMENT APPLICATIONS

This section outlines the specific development review steps, which apply to each distinct development application or permit type.

The following development application types are included:

1. General Construction and Development Permits and Registrations

a. Access and Right-of-Way Permit

Generally, an access or right-of-way permit is required to construct a driveway which accesses a County road; place a culvert within a public right-of-way; place utilities within a public right-of-way; place landscaping within a public right-of-way; cut a County road; bore under a County road; or perform any work, excavation, filling, grading, or construction within a public right-of-way.

b. Building Permit

Generally, a building permit is required to construct a building or structure; place a building or structure; remodel a building or structure; construct an addition to a building or structure; modify a building or structure; construct, place, or modify a sign; excavate or fill land; construct oil and gas wells and appurtenant facilities; construct subdivision improvements including roads; construct a landfill; or modify the use of land or a structure.

c. Conservation Plan Permit

Generally, a conservation plan permit is required to till any fragile soils.

d. Contractor Registration

Generally, any contractor performing a business involving the construction, alteration, remodeling, repairing, or equipping of buildings or other structures shall be registered as a contractor.

e. Biosolids Application Permit

Generally, a domestic sewage sludge application permit is required for the discharge or disposal of restricted biosolids on agricultural lands.

f. Floodplain Use Permit

Generally, a floodplain use permit is required to locate or construct any structure or facility within a floodplain control overlay zone district; place any fill within a floodplain control overlay zone district; store or process any materials or equipment within a floodplain control overlay zone district; or change a channel of a watercourse within a floodplain control overlay zone district.

g. Stormwater Quality Permit *Adopted by the BOCC on June 27, 2011.

Generally, a stormwater quality permit is required for construction sites that disturb one acre or greater, or are part of a larger common plan of development disturbing on acre or greater. There are no exemptions for this permit.

2. Zoning and Land Use Approvals

a. Conditional Use Permit

A conditional use permit is required for any use identified as a conditional use within a zone district or overlay zone district.

b. Planned Unit Development

An approval of any proposed planned unit development is required to amend the zone district map and the requirements controlling the development of a parcel of land. A planned unit development creates a new overlay zone district for the parcel of land upon approval.

c. Special Use Permit (Temporary Use Permit)

A special use permit is required for any temporary use of land where the use is not a permitted principal use within the zone district or overlay zone district where the use will be located. Some special use permits may be issued administratively.

d. Text, Zoning Map Amendment (Rezoning), or Comprehensive Plan Amendment

An approval of any proposed change to the zone district map or text of these standards and regulations is required to change, modify, or amend any standard, regulation, dimensional requirement, or use restriction controlling any parcel of land.

e. Certificate of Designation

Generally, a certificate of designation is required to locate a facility which collects, stores, treats, utilizes, processes, and/or disposes of solid wastes; locate infectious waste treatment facilities; locate transfer stations; locate hazardous waste disposal sites; locate waste impoundment operations; locate commercial composting operations; locate construction and demolition landfills; or locate other sites or facilities not specifically mentioned herein as may be required by C.R.S. §§30-20-101, *et seq.*, C.R.S. §§25-15-101, *et seq.*, and C.R.S. §§25-15-201, *et seq.*

f. Urban Renewal Plan

3. Subdivisions, Divisions of Land, and Platting Approvals

a. Condominium Map Review

Approval is required to develop condominiums. Condominium maps may be approved by the Director of Planning and Development.

b. Exemption

An exemption approval is required to obtain a release from the requirements of platting by resolution of the Board of County Commissioners in accordance with the terms set forth in these standards and regulations.

c. Plat Correction; Replat of Lot, Easement or Building Envelope; Vacation of Recorded Plat, Right-of-Way or Easement; or Replat of Subdivision

Approval is required to correct a plat; replat a lot, easement, or building envelope; vacate a recorded plat, right-of-way, or easement; or replat a subdivision.

d. Rural Site Plan Review

Approval is required for divisions of land seeking to benefit from the bonus lots associated with dividing land in accordance with the rural site plan development standards.

e. Subdivisions, Major

Approval is required to develop a major subdivision. Generally, a major subdivision divides parcels of twenty (20) acres or more or divides parcels into five (5) or more lots.

f. Subdivisions, Minor

Approval is required to develop a minor subdivision. Generally, a minor subdivision divides parcels of less than twenty (20) acres into four (4) or fewer lots.

4. Variations and Appeals

a. Appeal

A person aggrieved by a decision of an administrative official may appeal the decision to the Board of Adjustment.

b. Floodplain Use Permit Variance

Approval of a variance from the floodplain use permit standards is required to effect any change to these standards and regulations with respect to their application to an individual parcel of land.

c. Variance, Major

Approval of a variance from these standards and regulations is required to effect any change to these standards and regulations with respect to their application to an individual parcel of land. A variance may only be approved from the dimensional requirements, performance standards, and

other special physical requirements contained in these standards and regulations.

2-02-01 ACCESS AND RIGHT-OF-WAY PERMIT

2-02-01-01 PURPOSE

The purpose of this section is to provide processing requirements for access or right-of-way permits in order to review, consider, approve, approve with modifications, or deny a request for permission to access a County road, install utilities within a public right-of-way, landscape within a public right-of-way, install a mailbox within a public right-of-way, or otherwise work or construct within a County right-of-way.

2-02-01-02 APPLICABILITY

All access or right-of-way permits must be processed in accordance with this section. An access or right-of-way permit is the only authorization under which access to a County road may be installed or constructed or work within a public right-of-way may be performed including, but not limited to, construction, landscaping, utility placement, alteration, or repair of any existing facilities or utilities within a public right-of-way or County road.

2-02-01-03 WHO CAN INITIATE AN ACCESS PERMIT

An access or right-of-way permit may be requested by, without limitation, the owner(s) of the property to which access is to be extended, the owner of the utility or mailbox, or any person(s) performing work within the public right-of-way or County road.

The applicant has the burden of proof to demonstrate the access or right-of-way permit fully complies with these standards and regulations and meets the criteria for approval.

2-02-01-04 ACCESS PERMIT REVIEW PROCEDURES

An access or right-of-way permit may be approved by the Director of Public Works Community and Economic Development.

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The processing of an access or right-of-way permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

- 1. Conceptual Review: Optional.

2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: Applicable. All items or documents required for an access or right-of-way permit as described in the application submittal requirements shall be submitted to the Director of [Public WorksCommunity and Economic Development](#).
4. Determination of Sufficiency: Applicable. No notification of adjacent property owners is required. No application shall be processed if any taxes due are not paid.
5. Staff Report: Not applicable.
6. Notice: Not applicable
7. Public Hearing: Not applicable. In substitution, an application for access or right-of-way permit shall be reviewed and approved, approved with modifications, or denied by the Director of [Public WorksCommunity and Economic Development](#) based on its compliance with these standards and regulations.
8. Standards: Not applicable. In substitution, an application for access or right-of-way permit shall be reviewed for compliance with these standards and regulations.
9. Conditions of Approval: Applicable. The Director [of Community and Economic Development](#) ~~of Public Works~~ may impose any conditions determined to be necessary to assure the safety of the general public, protect the County's infrastructure, adequately accommodate the type and volume of traffic during the work, and deal with anticipated traffic volumes and road improvements.
10. Amendments: Not applicable. In substitution, an amendment to an access or right-of-way permit may be authorized by the Director of [Public WorksCommunity and Economic Development](#) provided the access or right-of-way permit remains in compliance with all applicable standards and regulations.

2-02-01-05 CRITERIA FOR APPROVAL

The Director of [Public WorksCommunity and Economic Development](#) in issuing an access or right-of-way permit shall find:

1. The access or right-of-way permit is consistent and complies with the requirements of these standards and regulations for the type of work to be performed.
2. The access or work to be performed will be of such a standard and condition to safely and adequately accommodate the type and volume of traffic currently using the access, including emergency and fire equipment

and vehicles, plus any increase in traffic that may be added by the use accessing the road.

3. Adequate controls have been established to ensure compliance and safety during the course of work.
4. Adequate financial guarantees have been provided to ensure that any problems arising from the work to be performed can be reasonably remedied by the County, if necessary.

2-02-01-06 LAPSE OF APPROVAL

The access or right-of-way permit shall be valid for a period of six (6) months from the time such access or right-of-way permit is issued unless fully and properly acted upon and completed.

2-02-01-07 EXTENSION OF APPROVAL

One six (6) month extension may be granted by the Director of ~~Public Works~~ [Community and Economic Development](#). In order to be eligible for an extension, the applicant shall file a request for extension with the Director of ~~Public Works~~ [Community and Economic Development](#) at least thirty (30) days prior to the date the access or right-of-way permit would lapse, unless waived by the Director of ~~Public Works~~ [Community and Economic Development](#).

2-02-02 BUILDING PERMIT

2-02-02-01 PURPOSE

The purpose of this section is to provide processing requirements for building permits in order to review, consider, approve, approve with modifications, or deny a request for permission to erect, move, place, or alter a structure, sign, oil wells, temporary structure, or to excavate or fill land.

2-02-02-02 APPLICABILITY

All building permits must be processed in accordance with this section. A building permit is the only authorization under which a structure may be constructed, moved, placed, or altered; a sign may be placed, altered, moved, constructed, or replaced; an oil well and appurtenant facilities may be placed, drilled, altered, moved, or constructed; land may be filled or excavated; temporary buildings may be placed; or utilities may be installed. All structures shall comply with the

requirements of these standards and regulations even if the building permit requirement is waived by the Chief Building Official.

2-02-02-03 WHO CAN INITIATE A BUILDING PERMIT

A building permit may be requested by, without limitation, the owner(s) of the property on which the structure, sign, landfill, temporary building, or utility is to be erected, moved, placed, altered, excavated, or filled.

The applicant has the burden of proof to demonstrate the building permit fully complies with these standards and regulations and meets the criteria for approval.

2-02-02-04 BUILDING PERMIT REVIEW PROCEDURES

A building permit may be approved by the Chief Building Official.

The processing of a building permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: Applicable. All items or documents required for a building permit as described in the application submittal requirements shall be submitted to the Director of ~~Public Works~~ [Community and Economic Development](#).
4. Determination of Sufficiency: Applicable. No notification of adjacent property owners is required. No application shall be processed if any taxes due are not paid.
5. Staff Report: Not applicable.
6. Notice: Not applicable.
7. Public Hearing: Not applicable. In substitution, an application for a building permit shall be reviewed and approved, approved with modifications, or denied by the Chief Building Official based on its compliance with any development plan, these standards and regulations, and the building code adopted by the County by reference or otherwise, as amended.
8. Standards: Not applicable. In substitution, an application for a building permit shall be reviewed for compliance with any development plan, these standards and regulations, and all building code regulations adopted by the County.
9. Conditions of Approval: Applicable.

10. Amendments: Not applicable. In substitution, an amendment to a building permit may be authorized by the Chief Building Official provided the building permit remains in compliance with all applicable standards and regulations.

2-02-02-05 CRITERIA FOR APPROVAL

The Director of ~~Public Works~~[Community and Economic Development](#) in issuing a building permit shall find:

1. The building permit is consistent with and complies with the requirements of these standards and regulations and any applicable development plans or conditional use permits.
2. Legal access exists to the property for which the building permit has been requested.
3. The building permit complies with all requirements of the building code in effect at the time of issuance of the permit.

2-02-02-06 LAPSE OF APPROVAL

The building permit shall be valid for a period of six (6) months from the time such building permit is issued unless fully and properly acted upon and completed.

2-02-02-07 EXTENSION OF APPROVAL

One six (6) month extension may be granted by the Chief Building Official. In order to be eligible for an extension, the applicant shall file a request for extension with the Chief Building Official at least thirty (30) days prior to the date the building permit would lapse, unless waived by the Chief Building Official.

2-02-03 CERTIFICATE OF DESIGNATION

2-02-03-01 PURPOSE

The purpose of this section is to detail the steps for obtaining a certificate of designation. Certificates of designation are required for those solid waste and hazardous waste disposal sites and/or processing facilities, which are presumptively incompatible with other land uses, authorized or permitted in a zone district and may have long-term ramifications to the use of surrounding lands. In addition to meeting applicable performance standards, certificates of designation may require the imposition of conditions in order to ensure the

number of solid waste and hazardous waste disposal sites and/or processing facilities and their location, design, configuration, and operation are appropriate at a particular location.

2-02-03-02 **APPLICABILITY**

All uses that require a certificate of designation must be processed in accordance with this section. A certificate of designation shall be required for all solid waste and hazardous waste disposal sites and/or processing facilities that may include, but not be limited to:

1. Sites and facilities where the collection, storage, treatment, utilization, processing, and/or final disposal of solid waste occurs except as specifically exempted;
2. Infectious waste treatment facilities;
3. Hazardous waste disposal sites;
4. Waste impoundment operations;
5. Commercial composting operations when meeting the Colorado Department of Public Health and Environment Regulations 6CCR 1007-2, Section 14;
6. Inert fills when meeting the criteria for a certificate of designation;
7. Construction and demolition landfills;
8. Scrap tire recycling facilities with an inventory of over ten thousand (10,000) processed and unprocessed scrap tires; or
9. Other sites or facilities not specifically mentioned herein as may be required by C.R.S. §§30-20-101, *et seq.*, C.R.S. §§25-15-101, *et seq.*, and C.R.S. §§25-15-201, *et seq.*

Only the Board of County Commissioners may, after recommendation of the Planning Commission, adopt a resolution approving a certificate of designation to locate in accordance with these standards and regulations. Only those uses that are authorized as permitted principal uses or conditional uses in a zone district may be approved. The designation of a use as a permitted principal use or conditional use does not constitute an authorization or an assurance that such a use will be approved.

2-02-03-03 **WHO CAN INITIATE A CERTIFICATE OF DESIGNATION REQUEST**

A certificate of designation may be requested by, without limitation, any owner or person having an interest in the property on which the facility requiring the certificate of designation is proposed to be located. The applicant has the burden

of proof to demonstrate the use fully complies with these standards and regulations and meets the criteria for approval.

2-02-03-04 **CERTIFICATE OF DESIGNATION REVIEW PROCEDURES**

A certificate of designation may be approved by the Board of County Commissioners by resolution. Any proposed certificate of designation shall be processed through two (2) public hearings before the Planning Commission, which shall provide a recommendation to the Board of County Commissioners (See Steps 1 through 10 below). Upon completion of each hearing by the Planning Commission, the application for a certificate of designation and the recommendation of the Planning Commission shall be forwarded to the Board of County Commissioners. The Board of County Commissioners shall, after receiving a recommendation from the Planning Commission, hold a public hearing. The Board of County Commissioners shall then approve, approve with conditions, or deny the certificate of designation based on its consideration of the staff report, the Planning Commission's recommendation and findings, the evidence from the public hearings, and the certificate of designation's compliance with the criteria for approval.

2-02-03-05 **CERTIFICATE OF DESIGNATION REVIEW STEPS**

The processing of a proposed certificate of designation shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Optional, unless the Director of [Planning Community and Economic Development](#) and ~~Development~~ determines the development proposal could have significant neighborhood impacts. A neighborhood meeting may be required prior to accepting an application for a certificate of designation at either or both stages of the review process including the initial application and upon submittal of the operations plan and technical report following review and approval, denial, or approval with conditions of the initial application.
3. Development Application Submittal: In the case of a certificate of designation, there shall be two (2) submittals. The first submittal shall be to determine preliminary findings of fact regarding use compatibility and siting impact issues. Following the determination of findings of fact regarding land use compatibility and siting impact issues, a second set of submittals shall be made to allow the review of the operations plan and technical report and approval or disapproval of the certificate of designation.

- a. All items or documents required for a certificate of designation as described in the development application submittal requirements shall be submitted to the Director of ~~Planning and Development~~[Community and Economic Development](#) at least fifty (50) days prior to the first unfilled Planning Commission public hearing agenda for the first submittal.
 - b. All items or documents required for a certificate of designation as described in the development application submittal requirements shall be submitted to the Director of ~~Planning and Development~~[Community and Economic Development](#) at least two hundred thirty (230) days prior to the first unfilled Planning Commission public hearing agenda for the second submittal.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid. Upon receipt of a written recommendation for approval from the Colorado Department of Health, public hearings on the operations plan and technical report shall be set before the Planning Commission and Board of County Commissioners. No hearings shall be set if the Colorado Department of Public Health and Environment recommends disapproval pursuant to C. R. S. 30-20-104, Section 3.
 5. Staff Report: Applicable.
 6. Notice: Applicable, except notice shall be sent to all property owners within fifteen hundred (1,500') feet in urban areas and one (1) mile in agricultural areas at a minimum, or greater, as determined by the Director of ~~Community and Economic Development~~[Planning and Development](#).
 7. Public Hearing: Applicable. Two (2) sets of public hearings shall be held before both the Planning Commission and Board of County Commissioners. A hearing shall be held to review the certificate of designation's compatibility with land use and to make preliminary findings. A hearing shall also be held to review the operations plan and technical report.

The Director of ~~Community and Economic Development~~[Planning and Development](#) may waive the public hearings to determine preliminary findings of fact regarding land use compatibility and siting impact issues of a proposal upon request of the applicant or with the applicant's concurrence, if the following determination is made:

- a. That due to the nature of the proposed operation, issues related to land use compatibility and siting impact cannot be separated from the information required in the operations plan and technical report; or
- b. That due to the nature of the proposed operation, the operation plan and technical report is minor in nature and no public purpose would be served by separating the two (2) components of the request.

8. Standards: Applicable. At the first hearing concerning a certificate of designation, the Planning Commission shall conduct a preliminary fact finding and consider all relevant evidence regarding land use compatibility and site impacts concerning the application. This hearing shall include, but not be limited to, information of the impact on the surrounding land uses, access and traffic impact, conformance with requirements of these standards and regulations, and conformance with policies of the Adams County Comprehensive Plan. At such hearing, the Planning Commission shall forward a recommendation in the form of recommended findings of fact to the Board of County Commissioners as to whether or not the proposed land use is in accordance with the criteria. The Board of County Commissioners shall then conduct a preliminary fact finding public hearing and consider all relevant evidence regarding land use compatibility and site impacts concerning the application. If the Board of County Commissioners finds the proposed land use is not in accordance with the criteria, it shall make a finding of fact, and such findings may be the basis of a denial at future hearings should the applicant wish to proceed with the remainder of the permitting process.

After receiving the operations plan and technical report submittal and completing Steps 1 through 7, the Planning Commission shall forward a recommendation of disapproval, approval, or approval subject to conditions, to the Board of County Commissioners of the certificate of designation. The Board of County Commissioners shall then conduct a public hearing. The Board of County Commissioners may approve the request, in whole or in part, with or without modifications and requirements, or deny the request. Approval, if given, shall not be in conflict with the Colorado Department of Health's recommendation, but the Board of County Commissioners may impose any additional requirements or conditions it deems necessary to meet the purpose and intent of these standards and regulations.

9. Conditions of Approval: Applicable. The Board of County Commissioners in approving a certificate of designation may attach any conditions necessary to implement the Adams County Comprehensive Plan and ensure compatibility with adjacent uses or protect the environment. The Board of County Commissioners in approving a certificate of designation may impose any additional requirements or conditions it deems necessary to meet the purpose and intent of these regulations, which may include, but are not limited to, the following:
 - a. A requirement to ensure the facility development proceeds in accordance with a specific site plan and/or development schedule;
 - b. A requirement of public dedication of rights-of-way for roads, alleys, public ways, drainage and public facilities, and the installation of off-

site improvements as are reasonably required by or related to the effect of the facility; or

- c. A requirement to ensure design and mitigation measures be put in place including, but not limited to, limits on the hours of operation and traffic generating uses; improvements to on-site and off-site vehicular circulation; alternative access or site and open space provisions to address site capacity and resource protection issues; controls on noise, light, odors, and other pollutants; construction of fencing and planting of landscaping; restrictions on signage and outdoor lighting; restrictions concerning the building bulk, height, setback, location, and external appearance; stipulations concerning adequate storm drainage or utilities; and limits on the duration of the certificate of designation.
10. Amendments: Applicable. In addition, the following shall be considered in determining if the change is a minor or major amendment:
- a. Amendments and Changes to Solid Waste Disposal Sites and/or Processing Facilities.

(1) State Review of Type of Change:

(a) A determination as to the type of the change under State regulations shall be made. The proposed change shall be referred to the Colorado Department of Health for a finding of fact as to whether or not the proposed change constitutes a significant change with regard to State regulations.

(b) The State will be afforded a twenty (20) working day period in which to respond. Upon receipt of a determination from the State as to the type of the change, the applicant will be advised of the determination and whether additional information is needed to complete the technical review of the change.

(c) If the State does not respond with a determination as to whether the change is significant or not within twenty (20) working days, the County may proceed based upon its own determination.

(2) County Review of Type of Change:

A determination shall be made as to the nature of the change with regard to County requirements as listed in the certificate of designation and with regard to potential impact on neighboring properties, the general public, or those intended to occupy or use the non-hazardous disposal site and/or processing facility. This

determination shall be made by the Director of ~~Community and Economic Development~~Planning and Development. The change shall fall into one (1) of the following categories:

(a) Minor:

A minor change from the permit (including approved plans) is one, which will have no discernible impact or will have limited impact on neighboring properties, the general public, or those intended to occupy or use the site and facility. No change which has been determined by the State to be a “significant change” under State regulations shall fall into this category. Minor changes are routine in nature. They may include, but are not limited to, corrections of typographical errors in the approved permit; equipment replacement or upgrading with functionally equivalent components; increased frequency in monitoring or maintenance activities; closure of the facility at an earlier than permitted date; changes in information listed in facility contacts or coordinators listed in the plan; replacement of a monitoring facility which has been damaged or rendered inoperable without change in location, design, or depth; changes in the site plan which provide for more efficient operations on site but have no impact on operation methods or the surrounding area. A change to allow additional elements in the wastestream may be determined to be minor provided the waste is not specifically prohibited by the permit, is a common variation in the type and quantity of the waste managed under the facility permit, and does not require a change in methods of operation, additional monitoring to assure public health requirements are met, nor result in a change in reclamation of the site. These items are listed as illustrations and are not intended to be all-inclusive.

Another type of minor change is a change necessary to comply with new regulations, where these changes can be implemented without substantially changing design specifications or management practices in the permit.

(b) Major:

A major change from the permit (including approved plans) is one which has been determined to potentially have a significant impact on neighboring properties, the general public, or those intended to occupy or use the waste disposal site and facility. Changes which have been determined to be a “significant change” under State regulations shall fall into this category. They would include, but are not limited to, change in ownership of the facility, extension of the certificate’s duration, changes in the site plan which reduce or change the character of approved buffering, reduction in quantity or quality of monitoring (unless such change is mandated by regulatory requirements), or change in a specific condition, standard, or requirement of the Board of County Commissioners’ approval which would change the character of the facility or substantially increase the intensity of use. A change which allows additional elements in the wastestream which are prohibited by the permit, requires a change in the operations plan or the approved reclamation plan, or allows a waste which is not a common variation in the type and quantity of the waste managed under the facility permit, is a major change. These items are listed as illustrations and are not intended to be all-inclusive.

(3) State Review of the Substance of the Request:

If the State recommends:

(a) Approval of a significant change: See Section 4 (below).

(b) Disapproval of a significant change:

If the Colorado Department of Health recommends disapproval of the requested significant change, no public hearings shall be set. The request shall be denied.

(c) Approval of a non-significant change: See Section 4 (below).

(d) Disapproval of a non-significant change: If the Colorado Department of Health recommends disapproval of the requested non-substantial change, the request shall be denied.

(e) No comment within the review period on a non-significant change: If the State does not respond with a recommendation on

the requested change as to whether the change is approved or not within sixty (60) calendar days, the County may proceed based upon its own determination. The applicant shall be advised that it is the operator's responsibility to ensure the minimum standards of the Solid Waste Disposal Sites and Facilities Act, C.R.S. §§30-20-101, *et seq.* have been met.

(4) County Review of the Substance of the Request:

- (a) If the Colorado Department of Health recommends approval of a non-significant change, and the change is a minor change as determined by the Director of ~~Community and Economic Development~~Community and Economic Development Planning and Development, then the Director may approve the request with conditions determined necessary to assure the intent of these Regulations is met. If the Director of ~~Community and Economic Development~~Community and Economic Development Planning and Development denies the request, the applicant may apply for a change in accordance with the procedure for a major change.
 - (b) If the Colorado Department of Health recommends approval of a significant or non-significant change, and the change is a major change as determined by the Director of ~~Community and Economic Development~~Community and Economic Development Planning and Development, the review procedure as established in the Review Step 7 to Review the Operations Plan and Technical Report shall be followed. The request shall be evaluated in accordance with the Criteria for Approval.
- b. Information Requirements for an Amendment (major change) to a Solid Waste Disposal Site and Facility:
- (1) Application form and a review fee in accordance with a schedule established by the Board of County Commissioners as provided for in C.R.S. §30-20-103, as amended.
 - (2) Plans and written narrative which clearly describe the changes requested and their effect on the operation of the facility and the surrounding area.
 - (3) Provision of any other relevant information required by the Director of ~~Community and Economic Development~~Community and Economic Development Planning and Development in order to assure there is adequate information to review the amendment.
- c. Amendments or Substantial Changes and Modification to Hazardous Disposal Sites:

- (1) For hazardous waste disposal sites, an amendment to the certificate of designation is required for all changes except for changes in:
 - (a) On-site operations.
 - (b) On-site monitoring requirements.
 - (c) Changes as described above in (a) and (b) are subject to regulation by the Colorado Department of Health pursuant to C.R.S. §§25-15-301, *et seq.*, and are not subject to County review unless it is a substantial change. Substantial changes require County approval pursuant to C.R.S. §25-15-206.
- (2) Procedures for Review of Amendments to a Certificate of Designation for Hazardous Waste Disposal Sites:
 - (a) The proposed amendment or substantial change shall be referred to the Colorado Department of Health for a finding of fact as to whether or not the proposed amendment constitutes a substantial change, as defined in the rules and regulations promulgated by the Colorado Department of Health. The State will be afforded a twenty (20) working day period in which to respond. Upon receipt of a determination from the State as to the type of the change, the applicant will be advised of the determination and whether additional information is needed to complete the technical review of the change. If the State does not respond with a determination as to whether the change is substantial or not within twenty (20) working days, the County may proceed based upon its own determination.
 - (b) After receipt of the Colorado Department of Health's finding of fact or upon determination of staff that the required State review period has expired, a public hearing shall be set. Staff shall appear before the Board of County Commissioners during a public hearing and present relevant testimony concerning whether or not any proposed changes constitute a substantial change.

The Board of County Commissioners shall make a finding of fact based upon staff's testimony and recommendations of the Department of Health.

If the Board of County Commissioners finds that the proposed amendment constitutes a substantial change,

public hearings shall be set in accordance with the procedures defined in Step 7 and the findings required by the Criteria for Approval.

If the Board of County Commissioners finds that the proposed amendment does not constitute a substantial change, no public hearings shall be set. A decision on changes determined to not be substantial is made by the Colorado Department of Health in accordance with State regulatory requirements and applicable State statutes.

(c) If the recommendation of the Colorado Department of Health is denial, no public hearing shall be set and the request shall no longer be considered.

d. Information Requirements for an Amendment or Substantial Change to a Hazardous Waste Disposal Site:

- (1) Application form and a fee of ten thousand dollars (\$10,000);
- (2) Plans and written narrative which clearly describe the changes requested and their effect on the operation of the facility and the surrounding area; and
- (3) Provision of any other relevant information required by the Director of Community and Economic Development~~Planning and Development~~ in order to assure there is adequate information to review the amendment.

2-02-03-06 **CRITERIA FOR APPROVAL**

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a certificate of designation for a solid waste disposal facility, shall find:

1. The proposed use is an acceptable use in the applicable zone district.
2. The certificate of designation is consistent with the purposes of these standards and regulations and meets the intent of the Adams County Comprehensive Plan.
3. The certificate of designation will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The certificate of designation is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the

immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the certificate of designation will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.

5. The certificate of designation has addressed all off-site impacts.
6. The site is suitable for the certificate of designation, including adequate usable space, adequate access, and absence of environmental constraints.
7. There is a need for the facility in the County.
8. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Health, the Tri-County Health Department, and other relevant agencies.
9. The site is accessible to Adams County residents and other potential users.
10. The proposed facility will comply with all applicable laws and regulations relating to air pollution, water pollution, and noise. When standards do not exist for regulating emissions from a particular type of facility, the County will consider whether the facility may impact health and welfare of the community based upon specific facility design and operating procedures.
11. The site conforms to siting standards for the type of facility being proposed.

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a certificate of designation for a hazardous material facility, shall find:

1. The proposed use is an acceptable use in the applicable zone district;
2. The certificate of designation is consistent with the purposes of these standards and regulations and meets the intent of the Adams County Comprehensive Plan;
3. The certificate of designation will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards;
4. The certificate of designation is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the certificate of designation will not result in excessive

traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation;

5. The certificate of designation has addressed all off-site impacts;
6. The site is suitable for the certificate of designation, including adequate usable space, adequate access, and absence of environmental constraints;
7. There is a need for the facility in the County;
8. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Health, the Tri-County Health Department, and other relevant agencies;
9. The site is accessible to Adams County residents and other potential users;
10. The proposed facility will comply with all applicable laws and regulations relating to air pollution, water pollution, and noise. When standards do not exist for regulating emissions from a particular type of facility, the County will consider whether the facility may impact health and welfare of the community based upon specific facility design and operating procedures;
11. The site conforms to siting standards for the type of facility being proposed; and
12. The certificate of designation complies with the requirements of C.R.S. §25-15-203.

2-02-03-07 ACTION BY THE DIRECTOR OF ~~PLANNING AND~~ DEVELOPMENT COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Board of County Commissioners shall issue a certificate of designation in conformance with the decision of the Board of County Commissioners and shall notify the Colorado Department of Health of the approval within five (5) days. The certificate of designation shall describe in detail the use allowed by the certificate, include all specific conditions applied by the Board of County Commissioners, and be accompanied by an official site plan and building elevations modified by the applicant to reflect the conditions of the certificate.

2-02-03-08 EFFECT OF APPROVAL

Issuance of a certificate of designation shall be deemed to authorize only the particular use and development plan for which it is issued. The applicant shall be subject to all other permits required by these standards and regulations to develop the land.

All conditions contained in the certificate of designation shall be binding upon the applicant, and any successors and assigns. The certificate of designation and its conditions shall limit and control the issuance and validity of certificates of occupancy, and shall restrict and limit the construction, location, use, and maintenance of all land and structures within the development. The Board of County Commissioners shall be required to sign the certificate of designation and have it recorded in the Office of the Adams County Clerk and Recorder.

2-02-04 CONSERVATION PLAN PERMIT

2-02-04-01 PURPOSE

The purpose of this section is to provide processing requirements for conservation plan permits in order to review, consider, approve, approve with modifications, or deny a request for permission to till fragile soils.

2-02-04-02 APPLICABILITY

All conservation plan permits must be processed in accordance with this section. A conservation plan permit is the only authorization under which fragile soils may be tilled.

2-02-04-03 WHO CAN INITIATE A CONSERVATION PLAN PERMIT

A conservation plan permit may be requested by, without limitation, the owner(s) of the property which is proposed to be tilled.

The applicant has the burden of proof to demonstrate the conservation plan permit fully complies with these standards and regulations, and meets the criteria for approval.

2-02-04-04 CONSERVATION PLAN PERMIT REVIEW PROCEDURES

A conservation plan permit may be approved by the Director of ~~Planning and Development~~[Community and Economic Development](#).

The processing of a conservation plan permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.

3. Development Application Submittal: Applicable. All items or documents required for a conservation plan permit as described in the application submittal requirements shall be submitted to the Director of ~~Planning and Development~~Community and Economic Development. The submittal shall include a recommendation from the appropriate Soil Conservation District Board obtained by the applicant after a hearing held by the appropriate Conservation District Board and after each owner abutting the property to be tilled was sent notice of the hearing at least ten (10) days prior to the scheduled hearing before the District Board.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable.
7. Public Hearing: Not applicable.
8. Standards: Not applicable.
9. Conditions of Approval: Applicable.
10. Amendments: Applicable.

2-02-04-05 ACTION BY THE DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~COMMUNITY AND ECONOMIC DEVELOPMENT

The Director of ~~Planning and Development~~Community and Economic Development shall either issue or deny the issuance of a conservation plan permit within seven (7) days of receipt of the recommendation. The applicant, adjacent property owners, and Soil Conservation District shall be notified by mail of the Director of ~~Planning and Development's~~Community and Economic Development's decision within seven (7) days of the decision. The conservation plan permit shall describe in detail the proposed tillage plan allowed by the permit, and include all specific conditions applied by the Director of ~~Planning and Development~~Community and Economic Development.

2-02-04-06 CRITERIA FOR APPROVAL

The Director of ~~Planning and Development~~Community and Economic Development in issuing a conservation plan permit shall find:

1. The applicant has complied with the requirements of these standards and regulations.
2. The proposed conservation plan ensures that the tillage of the land for which the conservation plan permit is requested adequately controls wind

and water erosion and minimizes any adverse impacts on surrounding property.

2-02-04-07 RECORDING AND VALIDITY OF THE PERMIT

The conservation plan permit approved by the Director of ~~Planning and Development~~[Community and Economic Development](#) shall be recorded by the applicant with the Office of the Adams County Clerk and Recorder. Upon recording, the permit will be deemed valid and the applicant may begin to implement the conservation plan.

2-02-04-08 LAPSE OF APPROVAL

The conservation plan permit shall be valid for a period of five (5) years from the time such conservation plan permit is issued by the Director of ~~Planning and Development~~[Community and Economic Development](#). The permit shall not be considered valid and no tillage shall be permitted until the permit has been recorded in the Office of the Adams County Clerk and Recorder.

2-02-04-09 RENEWAL AND REVISION OF APPROVAL

Renewal applications shall be processed in the same manner as an initial application. An application for renewal shall be submitted prior to the lapse of approval of the initial permit.

2-02-05 CONTRACTOR REGISTRATION

2-02-05-01 REGISTRATION REQUIRED

Any contractor operating a business involving the construction, alteration, remodeling, repairing, or equipping of buildings or other structures, shall be registered as a contractor with Adams County. Those contractors performing work involving installation of underground utilities or construction of roads and streets and storm drainage facilities in Adams County are exempt from this registration requirement. However, other applicable standards and permits required by the County shall apply.

2-02-05-02 REGISTRATION PROCEDURE**2-02-05-02-01 APPLICATION AND CERTIFICATE OF INSURANCE TO BE SUBMITTED**

Applications for contractor registration shall be submitted on forms provided by the Chief Building Official. Each application shall be accompanied by a certificate of insurance indicating the applicant has liability insurance coverage in an amount of at least one hundred thousand dollars (\$100,000) covering the type of registration requested.

2-02-05-02-02 EXAMINATION WAIVED

The Chief Building Official may register, without examination, applicants who are duly licensed under the laws of the State of Colorado, the City and County of Denver, and other counties, or municipalities within the State of Colorado for the licensing and the regulating of the plumbing trade, mechanical trade, building trade, etc., deemed by the Chief Building Official to be equivalent to the requirements of the County building code.

2-02-05-02-03 REGISTRATION OF ELECTRICAL CONTRACTORS

Electrical contractors shall be licensed by the State of Colorado and registered with the Chief Building Official before performing any electrical work within Adams County. Registrations shall be valid for one (1) year from the date of issuance.

2-02-05-02-04 REGISTRATION OF PLUMBING CONTRACTORS

Plumbing contractors shall be licensed by the State of Colorado and registered with the Chief Building Official before performing any plumbing work within Adams County. Registration shall be valid for one (1) year from the date of issuance.

2-02-05-02-05 REGISTRATION OF ALL OTHER CONSTRUCTION CONTRACTORS

All contractors performing work involving the construction, alteration, remodeling, repairing, or equipping of buildings or other structures in Adams County shall be licensed by the City and County of Denver, other counties, or municipalities within the State of Colorado. Registration shall be valid for one (1) year from the date of issuance.

2-02-05-03 CLASSIFICATION OF REGISTRATIONS

2-02-05-03-01 CLASS A REGISTRATION

To erect, add to, alter, or repair any building or structure, in all occupancy groups.

2-02-05-03-02 CLASS B REGISTRATION

To erect, add to, alter, or repair any building or structure not over two (2) stories in height, in group B, M, and R occupancies.

2-02-05-03-03 CLASS C REGISTRATION

To erect, add to, alter, or repair any building or structure of a non-structural nature, in group R and M occupancies.

2-02-05-03-04 CLASS D REGISTRATION

Any specialty contractor including, but not limited to, plumbing, electrical, siding, fences, glass and glazing, insulation, and heating.

2-02-05-04 EXPIRATION AND RENEWAL OF REGISTRATION

All registrations shall expire one (1) year from the date of issue. Application for renewal of registration shall follow the procedures for a new registration.

2-02-05-05 RESPONSIBILITY OF REGISTRATION

All registered contractors shall be responsible for work requiring a permit under the provisions of the County building code without limitation to the items as herein listed:

1. To provide minimum safety measures and equipment to protect workers and the public as proscribed by the County building code.
2. To present a registration card when requested by the Chief Building Official or his authorized representative.
3. To obtain a permit when required.
4. To construct faithfully without substantial departure from or disregard of drawings and specifications when such drawings and specifications have been filed and approved by the Department of [Public Works Community and Economic Development](#).

5. To complete all work authorized on the permit issued under the authority of the County building code, unless good cause is shown.
6. To obtain inspection services when the same are required by the County building code.
7. To pay any fee assessed under the authority of the County building code.
8. To obey any order issued under the authority of the County building code.
9. To provide honest, factual and complete information on all applications for permits.

2-02-05-06 VALIDITY OF REGISTRATION

A change in name, business designation, or ownership of a registered contractor shall have the legal effect of operating without a valid registration. All such changes shall be reported by the registrant to the Department of [Public Works](#) [Community and Economic Development](#) within ten (10) days after such change occurs.

In the case where it is desired to change the name of a presently registered firm, partnership, or corporation where there is no change in ownership, a new license shall be issued under the new name, without charge, upon the surrender of the registration originally issued.

2-02-05-07 SUSPENSION OR REVOCATION OF REGISTRATION**2-02-05-07-01 AUTHORITY**

The Chief Building Official may suspend or revoke a registration when the registrant commits one (1) or more of the following acts or omissions:

1. Failure to comply with any of the registrant's responsibilities as set forth herein.
2. Knowingly combining or conspiring with a person, firm or corporation by permitting one's registration to be used by such other person, firm or corporation.
3. By acting as agent, partner, associate or in any other capacity with person, firms or corporations to evade the provisions of the County building code.
4. Willfully refusing to correct the registrant's violation of any provision of the County building code, these standards and regulations, or other County requirements including provisions of development agreements or subdivision improvements agreements.

2-02-05-07-02 **PROCEDURE**

When any act or omission as herein enumerated is committed by a contractor, and the Chief Building Official deems such registration shall be suspended, the procedure shall be as follows:

1. The registrant shall be notified, in writing, by Certified Mail or by personal service, at least seven (7) days prior to the effective date of the suspension or revocation.
2. Upon the receipt of the notice, the registrant may request a hearing. Such request shall be in writing to the Chief Building Official within seven (7) days of the receipt of the notice.
3. If a hearing is requested by the registrant, the Chief Building Official shall set a time, date, and place for the hearing and shall so notify the registrant.
4. When a hearing is conducted, the registrant and other interested parties may be in attendance. The hearing shall be conducted in accordance with the procedures and requirements outlined in the bylaws of the Board of Appeals. The hearing shall be conducted by the Board of Appeals:
 - a. At the hearing, the Board of Appeals shall consider all the evidence presented and shall determine whether the suspension or revocation of the registrant was justified.
 - b. The burden of proof at said hearing shall be upon the Chief Building Official by a preponderance of the evidence.
 - c. The Board of Appeals shall issue a written order within ten (10) business days from the hearing date. The order or a copy thereof shall be available to the registrant at the Department of [Public WorksCommunity and Economic Development](#). The date of such availability shall be deemed the date of the order. Failure to issue an order within ten (10) business days from the date of the hearing shall be deemed to be a final order reversing the decision of the Chief Building Official.
 - d. If the registration is revoked, the contractor shall not be granted another registration for at least twelve (12) months after the date of revocation.

2-02-05-07-03 **TEMPORARY SUSPENSION**

A registrant shall not be permitted to perform any construction activities in Adams County after the effective date of the suspension or revocation by the Chief Building Official until the occurrence of one of the following circumstances:

1. The Board of Appeals rules the suspension or revocation was not justified;
2. The registrant posts a performance bond for the construction being performed, where applicable, or for five thousand dollars (\$5,000), whichever is the greater amount; or
3. The period of suspension expires.

2-02-05-08 PENALTIES

Any person, firm or corporation violates these regulations:

1. By performing in a business involving the construction, alteration, remodeling, repairing, or equipping of buildings or other structures or performing any other activity requiring the registration of contractors hereunder; and
2. Failing to register with the Chief Building Official of Adams County; or
3. Performing any of the activities requiring a registration while said registrant is suspended or revoked or without having first posted an adequate performance bond, when required under these regulations, is a misdemeanor and, upon conviction thereof, shall be punishable by a fine of not more than one hundred dollars (\$100), or by imprisonment in the County jail for not more than ten (10) days, or by both such fine and imprisonment. Each day during which such illegal erection, construction, reconstruction, alteration, maintenance, or use continues shall be deemed a separate offense. In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered, remodeled, used, or maintained in violation of these license registration regulations, the Board of County Commissioners, in addition to other remedies provided by law, may institute an appropriate action for injunction, mandamus, or abatement to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, alteration, remodeling, maintenance, or use.

2-02-06 BIOSOLIDS APPLICATION PERMIT (DOMESTIC SLUDGE)

2-02-06-01 PURPOSE

The purpose of this section is to provide processing requirements for biosolids application permits in order to review, consider, approve, approve with modifications, or deny a request for permission to discharge or dispose of biosolids through land application.

2-02-06-02 APPLICABILITY

All biosolids application permits must be processed in accordance with this section. A biosolids application permit is the only authorization under which biosolids may be discharged or applied to land for disposal. *Land applications of sewage, sewage sludge, or septage are prohibited.*

***Adopted by the BOCC on December 13, 2010**

2-02-06-03 WHO CAN INITIATE A BIOSOLIDS APPLICATION PERMIT

A biosolids application permit may be requested by, without limitation, the owner(s) of the property where the biosolids are proposed to be discharged or disposed.

The applicant has the burden of proof to demonstrate the biosolids application permit fully complies with these standards and regulations, and meets the criteria for approval.

2-02-06-04 BIOSOLIDS APPLICATION PERMIT REVIEW PROCEDURES

A biosolids application permit may be approved by the Director of ~~Planning and Development~~[Community and Economic Development](#).

The processing of a biosolids application permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Applicable.
3. Development Application Submittal: Applicable. All items or documents required for a biosolids application permit as described in the application submittal requirements shall be submitted to the Director of ~~Planning and Development~~[Community and Economic Development](#). The application will be reviewed by the Soil Conservation District according to their rules and regulations regarding standards required for acceptable farming practices and in accordance with the time schedule for review.

Upon receipt of a recommendation from the Soil Conservation District, the Director of ~~Planning and Development~~[Community and Economic Development](#) shall either approve, deny, or conditionally approve the request based upon the Soil Conservation District's recommendation and compliance with County regulations.

4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid. The applicant shall contact all property owners within one (1) mile from the boundaries of the site where

sludge is to be placed as part of the information submitted to the Department of ~~Planning and Development~~Community and Economic Development. The applicant shall survey residents to gauge their acceptance of biosolids being placed at the site.

In its review of the application materials the Director of ~~Planning and Development~~Community and Economic Development shall:

- a. Contact the residents who responded negatively to the survey with a letter notifying the residents of the County's intent to issue a permit for the placing of biosolids.
 - b. Invite the residents to review the application and State rules and regulations in the County offices and provide comments with technical information relevant to the issuance of a biosolids permit.
 - c. Investigate and review comments of a technical nature, and if necessary, refer to the Colorado Department of Public Health and Environment for their review and determination.
5. Staff Report: Not applicable.
 6. Notice: Not applicable.
 7. Public Hearing: Not applicable.
 8. Standards: Applicable. The Director of ~~Planning and Development~~Community and Economic Development shall make a determination of whether or not the application meets the criteria for approval.
 9. Conditions of Approval: Applicable. Conditions mitigating nuisance conditions related to the land placement of biosolids may be placed on the permit.
 10. Amendments: Applicable.

2-02-06-05 **ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT~~PLANNING AND DEVELOPMENT~~**

Upon receipt of a complete application, the Director of ~~Planning and Development~~Community and Economic Development shall either issue or deny the issuance of a biosolids application permit within forty-five (45) days of receipt of the complete application. The applicant shall be notified by mail of the Director of ~~Planning and Development~~Community and Economic Development's decision within forty-five (45) days of the decision. The biosolids application permit shall describe in detail the proposed biosolids application allowed by the permit, including all specific conditions applied by the Director of ~~Planning and Development~~Community and Economic Development. Applicants and residents may protest the decision of the Director of ~~Planning and Development~~Community

[and Economic Development](#) concerning the granting of a permit to apply biosolids before the Board of Adjustment as outlined in Section 2-02-16.

2-02-06-06 CRITERIA FOR APPROVAL

The Director of ~~Planning and Development~~[Community and Economic Development](#) in issuing a biosolids application permit shall find:

1. The applicant has complied with the requirements of these standards and regulations.
2. The proposed biosolids application permit ensures the protection of ground and surface water quality and minimizes any adverse impacts on surrounding property.
3. The application is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to health, safety, or welfare of the inhabitants of the area and the County.
4. The application shall not result in excessive traffic, noise, vibration, dust, fumes, odors, or hours of operation after 10:00pm and before 6:00am on any day.
5. The applicant has obtained a Notice of Authorization for the Use and Distribution of Biosolids from the Colorado Department of Public Health and Environment.

2-02-06-07 RECORDING AND VALIDITY OF THE PERMIT

The biosolids application permit approved by the Director of ~~Planning and Development~~[Community and Economic Development](#) shall be recorded by the applicant with the Office of the Adams County Clerk and Recorder. Upon recording the application, the permit will be deemed valid and the applicant may begin to apply the biosolids as provided for by the permit.

2-02-06-08 LAPSE OF APPROVAL

The biosolids application permit shall be valid unless the State permit lapses. The permit shall not be considered valid and no application shall be permitted until the permit has been recorded in the Office of the Adams County Clerk and Recorder.

2-02-07 FLOODPLAIN USE PERMIT**2-02-07-01 PURPOSE**

The purpose of this section is to provide processing requirements for floodplain use permits in order to review, consider, approve, approve with modifications, or deny a request for permission to erect, move, place, or alter a structure or facility within the flood control overlay zone district; place any fill within the flood control overlay zone district; store or process any materials or equipment within the flood control overlay zone district; or conduct certain land uses as described in Chapter 3 of these Standards and Regulations; or change a channel of a watercourse within the flood control overlay zone district.

~~*Adopted by the BOCC on June 27, 2011.~~

2-02-07-02 APPLICABILITY

All floodplain use permits must be processed in accordance with this section. A floodplain use permit is the only authorization under which a structure may be erected, moved, placed, or altered within the flood control overlay zone district; fill may be placed within the flood control overlay zone district; materials or equipment may be stored or processed within the flood control overlay zone district; or a channel of a watercourse may be changed within the flood control overlay zone district.

~~*Adopted by the BOCC on June 27, 2011.~~

2-02-07-03 WHO CAN INITIATE A FLOODPLAIN USE PERMIT

A floodplain use permit may be requested by, without limitation, the owner(s) of the property on which a structure is proposed to be erected, moved, placed, or altered within the flood control overlay zone district; fill is proposed to be placed within the flood control overlay zone district; materials or equipment are proposed to be stored or processed within the flood control overlay zone district; or a channel of a watercourse is proposed to be changed within the flood control overlay zone district.

The applicant has the burden of proof to demonstrate the floodplain use permit fully complies with these standards and regulations and meets the criteria for approval.

***Adopted by the BOCC on June 27, 2011.**

2-02-07-04 **FLOODPLAIN USE PERMIT REVIEW PROCEDURES**

A floodplain use permit may be approved by the Director of ~~Public Works~~[Community and Economic Development](#).

The processing of a floodplain use permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: Applicable. All items or documents required for a floodplain use permit as described in the application submittal requirements shall be submitted to the Director of ~~Public Works~~[Community and Economic Development](#).
4. Determination of Sufficiency: Applicable. No notification of adjacent property owners is required. No application shall be processed if any taxes due are not paid.
5. Staff Report: Not applicable.
6. Notice: Not applicable.
7. Public Hearing: Not applicable. In substitution, an application for a floodplain use permit shall be reviewed and approved, approved with modifications, or denied by the Director of ~~Public Works~~[Community and Economic Development](#) based on its compliance with any development plan and these standards and regulations.
8. Standards: Not applicable. In substitution, an application for a floodplain use permit shall be reviewed for compliance with any development plan, these standards and regulations, and all floodplain regulations adopted by the County.
9. Conditions of Approval: Applicable.
10. Amendments: Not applicable. In substitution, an amendment to a floodplain use permit may be authorized by the Director of ~~Public Works~~[Community and Economic Development](#) provided the floodplain use permit remains in compliance with all applicable standards and regulations.

2-02-07-05 **CRITERIA FOR APPROVAL**

The Director of ~~Public Works~~[Community and Economic Development](#) in issuing a floodplain use permit shall find:

1. The floodplain use permit is consistent and complies with the requirements of these standards and regulations and any applicable development plans or conditional use permits.

2-02-07-06 LAPSE OF APPROVAL

The floodplain use permit shall be valid for a period of six (6) months from the time such floodplain use permit is issued unless fully and properly acted upon and completed.

2-02-07-07 EXTENSION OF APPROVAL

One six (6) month extension may be granted by the Director of ~~Public Works~~[Community and Economic Development](#). In order to be eligible for an extension, the applicant shall file a request for extension with the Director of ~~Public Works~~[Community and Economic Development](#) at least thirty (30) days prior to the date the floodplain use permit would lapse.

2-02-08 CONDITIONAL USE PERMIT

2-02-08-01 PURPOSE

The purpose of this section is to detail the steps for obtaining a conditional use permit. Conditional uses are those uses which are presumptively compatible with other land uses authorized or permitted in a zone district, but, if approved, which require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, conditional uses may require the imposition of conditions in order to ensure the number of conditional uses and their location, design, and configuration are appropriate at a particular location.

2-02-08-02 APPLICABILITY

All uses that require a conditional use permit must be processed in accordance with this section. Only the Board of County Commissioners may, after recommendation of the Planning Commission, adopt a resolution approving a conditional use to locate in accordance with these standards and regulations. Only those uses that are authorized as conditional uses in a zone district may be approved. The designation of a use as a conditional use does not constitute an authorization or an assurance that such a use will be approved.

2-02-08-02-01 *INERT FILLS APPLICABILITY*

Inert material fills meeting the following criteria may obtain a conditional use permit issued in accordance with the procedures outlined in this chapter.

1. Total amount of inert fill material is over 500,000 cubic yards.
2. Time to completion of filling operation is greater than 365 days.
3. Fill material to be used meets the definition of inert fill as defined in Chapter 11.
4. Site operator has sole discretion over the source of fill material.
5. Fill material is not likely to contaminate ground water.*

*Adopted by the BOCC on December 13, 2010.

2-02-08-03 WHO CAN INITIATE A CONDITIONAL USE PERMIT REQUEST

A conditional use permit may be requested by, without limitation, any owner or person having an interest in the property on which the conditional use is proposed to be located. The applicant has the burden of proof to demonstrate the use fully complies with these standards and regulations and meets the criteria for approval.

2-02-08-04 CONDITIONAL USE PERMIT REVIEW PROCEDURES

A conditional use permit may be approved by the Board of County Commissioners by resolution. Any proposed conditional use permit shall be processed through a public hearing before the Planning Commission, which shall provide a recommendation to the Board of County Commissioners (See Steps 1 through 10 below). Upon completion of a hearing by the Planning Commission, the application for a conditional use permit and the recommendation of the Planning Commission shall be forwarded to the Board of County Commissioners. The Board of County Commissioners shall, after receiving a recommendation from the Planning Commission, hold a public hearing. The Board of County Commissioners shall then approve, approve with conditions, or deny the conditional use permit based on consideration of the staff report, the Planning Commission's recommendation and findings, the evidence from the public hearings, and the conditional use permit's compliance with the criteria for approval.

2-02-08-05 CONDITIONAL USE PERMIT REVIEW STEPS

The processing of a proposed conditional use permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Optional, unless the Director of ~~Planning and Development~~ Community and Economic Development determines the development proposal could have significant neighborhood impacts.
3. Development Application Submittal: All items or documents required for conditional use permits as described in the development application submittal requirements shall be submitted to the Director of ~~Planning and Development~~ Community and Economic Development at least fifty (50) days prior to the first unfilled Planning Commission public hearing agenda.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before both the Planning Commission and Board of County Commissioners.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of County Commissioners in approving a conditional use permit may attach any conditions necessary to implement the Adams County Comprehensive Plan and ensure compatibility with adjacent uses. The Board of County Commissioners in approving a conditional use permit may condition the approval on one or more of the following:
 - a. A requirement to ensure development proceeds in accordance with a specific site plan and/or development schedule.
 - b. A requirement of public dedication of rights-of-way for roads, alleys, public ways, drainage and public facilities, and the installation of off-site improvements as are reasonably required by or related to the effect of the Zoning Map amendment.
 - c. A requirement to ensure design and mitigation measures be put in place including, but not limited to, limits on the hours of operation and traffic generating uses; improvements to on-site and off-site pedestrian, bicycle, and vehicular circulation; alternative access or open space provisions to address site capacity and resource protection issues; controls on noise, light, odors and other potential nuisances; measures to protect and improve the aesthetic value of high traffic areas; requirements to protect air and water quality; construction of fencing and planting of landscaping; restrictions on signage and outdoor lighting; changes in off-street parking layout and design; restrictions concerning the building bulk, height, setback, location, and

external appearance; stipulations concerning adequate storm drainage or utilities; and limits on the duration of the conditional use permit.

10. Amendments: Applicable.

2-02-08-06 CRITERIA FOR APPROVAL

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a conditional use permit, shall find:

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

2-02-08-07 ADDITIONAL CRITERIA FOR APPROVAL

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a conditional use permit for solid waste transfer stations, solid waste composting facilities, scrap tire recycling facilities, inert fills, or outdoor storage shall find:

2-02-08-07-01 **SOLID WASTE TRANSFER STATION CRITERIA FOR APPROVAL**

1. There is a need for the facility for the benefit of Adams County.
2. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
3. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and Environment, Tri-County Health Department, Fire District, and other relevant agencies.
4. The proposed facility will not cause significant traffic congestion or traffic hazards.
5. The request is compatible with the surrounding area.
6. The site is accessible to Adams County residents and other potential users.
7. The site will not impact health and welfare of the community based upon specific facility design and operating procedures.

2-02-08-07-02 **SOLID WASTE COMPOSTING FACILITIES CRITERIA FOR APPROVAL**

1. There is a need for the facility for the benefit of Adams County.
2. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
3. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and Environment, Tri-County Health Department, Fire District, and other relevant agencies.
4. The proposed facility will not cause significant traffic congestion or traffic hazards.
5. The request is compatible with the surrounding area.
6. The site is accessible to Adams County residents and other potential users.
7. The site will not impact health and welfare of the community based upon specific facility design and operating procedures.

2-02-08-07-03 *RECYCLING FACILITIES, INCLUDING SCRAP TIRE, CRITERIA FOR APPROVAL*

1. There is a need for the tire recycling operation for the benefit of Adams County and the proposed end use of the recycled material is a viable marketable material.
2. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
3. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and Environment, Tri-County Health Department, Fire District, and other relevant agencies.
4. The proposed facility will not cause significant traffic congestion or traffic hazards.
5. The request is compatible with the surrounding area.
6. The site will not impact health and welfare of the community based upon specific tire recycling facility design and operating procedures.

2-02-08-07-04 *INERT FILLS CRITERIA FOR APPROVAL*

1. There is a need for the inert filling operation for the benefit of Adams County.
2. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
3. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and Environment, Tri-County Health Department, Fire District, and other relevant agencies.
4. The proposed inert fill will not cause significant traffic congestion or traffic hazards.
5. The request is compatible with the surrounding area.
6. The site will not impact health and welfare of the community based upon specific fill design and operating procedures.

2-02-08-07-05 **OUTDOOR STORAGE CRITERIA FOR APPROVAL**

1. There is a need for the outdoor storage operation for the benefit of Adams County.
2. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
3. The proposed outdoor storage is clearly subordinate to a principal use of the property.
4. Aesthetic concerns have been taken into consideration during the site design and placement of the outdoor storage.

2-02-08-07-06 **SOLID WASTE RECYCLING FACILITIES CRITERIA FOR APPROVAL**

1. There is a need for the facility and it will provide a benefit to Adams County.
2. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
3. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and Environment, Tri-County Health Department, Fire District, and other relevant agencies.
4. The proposed facility will not cause significant traffic congestion or traffic hazards.
5. The request is compatible with the surrounding area.
6. The site is accessible to Adams County residents and other potential users.
7. The site will not adversely impact health and welfare of the community based upon specific design and operating procedures.

2-02-08-08 **ACTION BY THE DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~ COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL**

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of ~~Planning and Development~~ Community and

[Economic Development](#) shall issue a conditional use permit in conformance with the decision of the Board of County Commissioners. The conditional use permit shall describe in detail the conditional use allowed by the permit, include all specific conditions applied by the Board of County Commissioners, and be accompanied by an official site plan and building elevations modified by the applicant to reflect the conditions of the permit.

2-02-08-09 EFFECT OF APPROVAL

Issuance of a conditional use permit shall be deemed to authorize only the particular use and development plan for which it is issued. The conditional use permit shall run with the land. The applicant shall be subject to all other permits required by these standards and regulations to develop the land.

All conditions contained in the conditional use permit shall be binding upon the applicant, and any successors and assigns. The conditional use permit and its conditions shall limit and control the issuance and validity of certificates of occupancy, and shall restrict and limit the construction, location, use, and maintenance of all land and structures within the development. The applicant shall be required to sign the conditional use permit and have it recorded in the Office of the Adams County the Clerk and Recorder.

If at the expiration of one (1) year, a building permit has not been issued for the use for which the conditional use permit was approved or the approved conditional use has not been established, the conditional use permit shall expire and the use of the property shall revert to its formerly allowed uses without action by the Board of County Commissioners.

2-02-08-10 EXTENSION OF APPROVAL

An extension of time to obtain a building permit for the approved conditional use or to establish the approved conditional use may be granted by the Planning Commission. In order to be eligible for an extension, the applicant shall file an application for extension with the Director of ~~Planning and Development~~[Community and Economic Development](#) at least thirty (30) days prior to the end of the reversion period. A progress report and revised schedule shall be submitted with the request for extension. An extension may be granted only if the Planning Commission finds that:

1. The applicant has maintained a continuous good faith effort in commencing the activity including, but not limited to, preparing financing, securing state or federal permits, undertaking engineering and design, etc.; and
2. Conditions near the site, these standards and regulations, and the Adams County Comprehensive Plan have not changed in a way to render the original findings erroneous.

2-02-09 URBAN RENEWAL PLAN*

[*Adopted by the BoCC on January 28, 2013](#)

2-02-09-01 PURPOSE

The purpose of this section is to detail the steps to follow for the adoption of an urban renewal plan pursuant to Section 31-25-112.5, C.R.S., which allows a City and County to cooperate in the development and redevelopment of an area subject to the provisions of the Colorado Urban Renewal Law. An urban renewal plan, urban renewal project, or urban renewal area may include unincorporated territory that is outside the boundaries of a municipality but contiguous to a portion of the urban renewal area located within the municipality. No such territory shall be included in the plan, project, or area without the consent of the Board of County Commissioners and the consent of each owner of, and each holder of a recorded mortgage or deed of trust encumbering, real property within the unincorporated area proposed for inclusion.

2-02-09-02 APPLICABILITY

All urban renewal plans approved for land within unincorporated Adams County must be processed in accordance with this section. The Board of County Commissioners may, after recommendation of the Planning Commission, adopt an urban renewal plan. This process shall be applicable to land within unincorporated areas only. Lands that have been annexed into municipalities shall only be subject to the applicable sections of the local municipal codes and Colorado state law.

2-02-09-03 WHO CAN INITIATE THE ADOPTION OF AN URBAN RENEWAL PLAN

The adoption of an urban renewal plan may be proposed, without limitation, by the Planning Commission, the Board of County Commissioners, or the owner(s) of the property to be included.

In addition, a municipality or urban renewal authority may propose an urban renewal plan.

No area that has been designated as an urban renewal area shall contain any agricultural land unless:

- The agricultural land is a brownfield site;
- Not less than one-half of the urban renewal area as a whole consists of parcels of land containing urban-level development that, at the time of the designation of such area, are determined to constitute a slum or blighted area, or a combination thereof, in accordance with state

statute and not less than two-thirds of the perimeter of the urban renewal area as a whole is contiguous with urban-level development as determined at the time of the designation of such area;

- The agricultural land is an enclave within the territorial boundaries of a municipality and the entire perimeter of the enclave has been contiguous with urban-level development for a period of not less than three years as determined at the time of the designation of the area;
- Each public body that levies an ad valorem property tax on the agricultural land agrees in writing to the inclusion of the agricultural land within the urban renewal area; or
- The agricultural land was included in an approved urban renewal plan prior to June 1, 2010.
- Or as otherwise allowed by state statute.

Where an authority intends to acquire private property by eminent domain within the urban renewal area to be subsequently transferred to a private party in accordance with the requirements of section 31-25-105.5 (2), the governing body, prior to the commencement of the acquisition of such property, shall first hold a public hearing on the use of eminent domain as a means to acquire such property after written notice of the time, date, place, and purpose of the hearing has been provided to each owner of property within the urban renewal area at least thirty days prior to the date of the hearing. In order to authorize the use of eminent domain as a means to acquire property, the Board of County Commissioners shall base its decision on such authorization on a finding of blighted or slum conditions without regard to the economic performance of the property to be acquired

2-02-09-04 URBAN RENEWAL PLAN PROCEDURES

An urban renewal plan may be approved by the Board of County Commissioners by resolution. Any proposed urban renewal plan shall be processed through a public hearing before the Planning Commission for a determination as to the conformity of the urban renewal plan with the Adams County Comprehensive Plan. The Planning Commission shall also provide a recommendation as to the adoption of the plan to the Board of County Commissioners (See Steps 1 through 10 below). Upon completion of a hearing by the Planning Commission, the urban renewal plan and recommendation of the Planning Commission shall be forwarded to the Board of County Commissioners. The Board of County Commissioners shall, after receiving a recommendation from the Planning Commission, hold a public hearing. The Board of County Commissioners shall then approve, approve with conditions, or deny the adoption of the urban renewal plan based on consideration of the staff report, the Planning Commission's

recommendation and findings, the evidence from the public hearings, and the urban renewal plan's compliance with the criteria for approval.

2-02-09-05 URBAN RENEWAL PLAN REVIEW STEPS

The processing of an urban renewal plan shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Required.
3. Development Application Submittal: All items or documents required for the urban renewal plan as described in the development application submittal requirements shall be submitted to the Director of [Community and Economic Development](#)~~Planning and Development~~.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable. Notice shall comply with Section 31-25- 112.5 and Section 31-25-107, C.R.S., as well as the notice requirements within Section 2-01-06 of these regulations. The Board of County Commissioners shall hold a public hearing on an urban renewal plan or substantial modification of an approved urban renewal plan no less than thirty days after public notice thereof by publication in a newspaper having a general circulation in the County. The notice shall describe the time, date, place, and purpose of the hearing, shall generally identify the urban renewal area covered by the plan, and shall outline the general scope of the urban renewal plan under consideration.
7. Public Hearing: Applicable. A public hearing shall be held before both the Planning Commission and Board of County Commissioners.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of County Commissioners in approving an urban renewal plan may attach conditions necessary to implement the Adams County Comprehensive Plan and ensure compatibility with adjacent uses.
10. Amendments: Applicable.

2-02-09-06 **CRITERIA FOR APPROVAL**

2-02-09-06-01 ***URBAN RENEWAL PLAN ADOPTION***

The Planning Commission, in making their recommendation shall find:

1. The proposal is consistent with the goals and policies of the Adams County Comprehensive Plan.
2. The proposal is consistent and/or compatible with the land use, transportation, and open space maps in the Adams County Comprehensive Plan.
3. The proposal advances the health, safety, and welfare of the citizens and property owners of Adams County.
4. The land use designation within the Adams County Comprehensive Plan is consistent with the Urban Renewal Plan.

The Board of County Commissioners, in approving an urban renewal plan amendment shall find:

1. The Urban Redevelopment Area described in the Plan is found and declared to be a blighted area as defined in the Colorado Urban Renewal Law. This is a legislative finding by the Board of County Commissioners based upon the Blight Study and other evidence presented to Board of County Commissioners.
2. It is proper to include the unincorporated land located in Adams County and described as follows within the plan.
3. The Adams County Planning Commission has determined that the Plan conforms to the Adams County Comprehensive Plan, which is the general plan for development of Adams County as a whole.
4. The boundaries of the Urban Redevelopment Area have been drawn as narrowly as feasible to accomplish the planning and development objectives of the Plan.
5. The applicable school district has been permitted to participate in an advisory capacity with respect to the inclusion in the Plan of the tax allocation provisions authorized by Section 31-25-107(9) of the Colorado Urban Renewal Law, and the Authority will consult further with such school district as part of the financial planning for the activities and undertakings of the Authority pursuant to the Plan.
6. No relocation of individuals and families will be required in

connection with the Plan.

OR

A feasible method exists for the relocation of individuals and families who will be displaced by the urban renewal project in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such individuals and families;

7. No relocation of business concerns will be required in connection with the Plan.

OR

A feasible method exists for the relocation of business concerns that will be displaced by the urban renewal project in the urban renewal area or in other areas that are not generally less desirable with respect to public utilities and public and commercial facilities.

8. The Authority has taken reasonable efforts to provide written notice of the public hearing prescribed by Section 31-25-107(3) of the Act to all property owners, residents and owners of business concerns in the proposed Urban Renewal Area at their last known addresses at least thirty days prior to the public hearing on the Plan.
9. The provisions of Section 31-25-107(9) of the Colorado Urban Renewal Law shall apply to the unincorporated territory of Adams County included in the Urban Renewal Area and the County Administrator is directed to arrange for the notification of the County Assessor as required by law.
10. Section 31-25-107(4)(d) of the Colorado Urban Renewal Law does not apply because no more than 120 days have passed since the commencement of the public hearing on the Plan.
11. Section 31-25-107(4)(e) of the Colorado Urban Renewal Law does not apply because there has been no previous failure to approve this Plan.

OR

If the urban renewal plan contains property that was included in a previously submitted urban renewal plan that the governing body failed to approve pursuant to this section, at least twenty-four months shall have passed since the commencement of the prior public hearing concerning such property pursuant to subsection (3) of this section

unless substantial changes have occurred since the commencement of such hearing that result in such property constituting a blighted area pursuant to section 31-25-103

12. The Plan will afford maximum opportunity, consistent with the sound needs of the County as a whole, for the rehabilitation or redevelopment of the Urban Renewal Area by private enterprise.
13. Agreements are in place to finance any additional County infrastructure and services required to serve development within the Urban Renewal Area for the period in which all or any portion of the property taxes levied by the County are paid to the Authority.
14. No land acquisition by eminent domain is contemplated by the Plan at this time.

OR

All applicable requirements of state statute regarding the use of eminent domain have been satisfied.

15. The Urban Renewal Plan does not consist of any area of open land which is to be developed for residential uses.

OR

A shortage of housing of sound standards and design which is decent, safe, and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas (including other portions of the urban renewal area); that the conditions of blight in the urban renewal area and the shortage of decent, safe, and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality.

16. To the extent that the Urban Renewal Area described in the Plan may consist of open land, the nonresidential uses under the Plan are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.
17. The property owner(s) in the Urban Renewal Area have consented to

inclusion of its land in the Urban Redevelopment Area.

18. The Urban Renewal Plan has been duly reviewed and considered and is hereby approved.

2-02-09-06-02 URBAN RENEWAL PLAN AMENDMENTS

An urban renewal plan may be modified at any time; but, if modified after the lease or sale by the authority of real property in the urban renewal project area, such modification shall be subject to such rights at law or in equity as a lessee or purchaser or his successor in interest may be entitled to assert.

Any proposed modification for lands within Unincorporated Adams County shall be submitted to the Board of County Commissioners, the applicable urban renewal authority, and the City Council of the applicable municipality for a resolution as to whether or not such modification will substantially change the urban renewal plan in land area, land use, design, building requirements, timing, or procedure, as previously approved, and, if it finds that there will be a substantial change, its approval of such modification shall be subject to the requirements of this section. A modification shall be approved by the Board of County Commissioners, the City Council of the applicable municipality, and the applicable urban renewal authority.

2-02-09-07 ACTION BY THE DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~ COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of ~~Planning and Development~~ Community and Economic Development shall cause to have filed a copy of the Board of County Commissioners' resolution granting approval.

The County Administrator shall arrange for the notification of the County Assessor as required by law.

2-02-10 PLANNED UNIT DEVELOPMENT

2-02-10-01 PURPOSE / OBJECTIVES

The purpose of this section is to detail the steps for obtaining a Zoning Map amendment for a Planned Unit Development (P.U.D.) which may or may not involve a division of land. The Standard P.U.D. process requires a minimum of

two (2) approvals prior to development of a site, a Preliminary Development Plan (PDP) and Final Development Plan (FDP).

In accordance with the Planned Unit Development Act of 1972, the objective of a Planned Unit Development is to establish an area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restriction to the existing land use regulations.

2-02-10-01-01 *PRELIMINARY DEVELOPMENT PLAN (PDP)*

The Preliminary Development Plan establishes vested rights to develop a property in accordance with the plan. Approval of a PDP does not allow for construction. Minor site preparation may be allowed as determined by the Director of [Community and Economic Development](#)~~Planning and Development~~. The PDP should include the proposed land uses, the layout of landscaping, circulation, architectural elevations, buildings and, if required, a preliminary plat.

2-02-10-01-02 *FINAL DEVELOPMENT PLAN (FDP)*

The Final Development Plan is the site specific development plan which describes and establishes the type and intensity of uses for a specific parcel or parcels of land. The Final Development Plan includes a final subdivision plat, development agreement, and utility plan, as well as any detailed engineering that may be required. Approval of a FDP establishes a vested right to develop property in accordance with the plan.

2-02-10-01-03 *OVERALL DEVELOPMENT PLAN (ODP)*

For P.U.D. Zoning Map amendments involving two (2) or more separate Preliminary Development Plans, an Overall Development Plan is also required for review and approval prior to submittal of the first Preliminary Development Plan. The Overall Development Plan establishes general planning and development control parameters for projects developed in phases with multiple submittals while allowing sufficient flexibility to permit detailed planning in subsequent submittals. Approval of an ODP does not establish any vested right to develop a property in accordance with the plan.

Each successive development application builds on the previously approved application by providing additional details and meeting additional restrictions and standards.

2-02-10-02 OVERALL DEVELOPMENT PLAN (ODP)**2-02-10-02-01 PURPOSE**

The purpose of this section is to detail the steps for establishing general planning and development control parameters for projects developed in phases with multiple submittals while allowing sufficient flexibility to permit detailed planning in subsequent submittals. Approval of an Overall Development Plan (ODP) does not establish any vested right to develop property in accordance with the plan.

2-02-10-02-02 APPLICABILITY

An ODP shall be required for any property intended for development over time in two (2) or more separate preliminary Development Plan submittals.

2-02-10-02-03 WHO CAN INITIATE AN OVERALL DEVELOPMENT PLAN (ODP)

An ODP shall be proposed by, without limitation, the owner(s) of the property within the boundaries of the proposed ODP.

The applicant has the burden of proof to demonstrate the ODP fully complies with these standards and regulations and meets the criteria for approval.

2-02-10-02-04 OVERALL DEVELOPMENT PLAN REVIEW PROCEDURES

An ODP may be approved by the Board of County Commissioners by resolution. Any ODP shall be processed through a public hearing before the Planning Commission, which shall provide a recommendation to the Board of County Commissioners (See Steps 1 through 10 below). Upon completion of a hearing by the Planning Commission, the ODP and recommendation of the Planning Commission shall be forwarded to the Board of County Commissioners. The Board of County Commissioners shall, after receiving a recommendation from the Planning Commission, hold a public hearing. The Board of County Commissioners shall then approve, approve with conditions, or deny the ODP based on consideration of the staff report, the Planning Commission's recommendation and findings, the evidence from the public hearings, and the ODP compliance with the criteria for approval.

The processing of an ODP shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Applicable. All P.U.D.s shall be subject to a neighborhood meeting.

3. Development Application Submittal: All items or documents required for an ODP as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development~~Planning and Development~~. Once the application has been determined to be complete, the application shall be scheduled for public hearing before the Board of County Commissioners within sixty (60) days of notice of public hearing. Written notices shall be mailed at least fifteen (15) days prior to the first public hearing date concerning the application. All other factors of the Common Development Review Procedures within Chapter 2 shall be followed.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before the Planning Commission and Board of County Commissioners.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of County Commissioners in approving an ODP may attach conditions necessary to implement the Adams County Comprehensive Plan and ensure compatibility with adjacent uses.
10. Amendments: Applicable.

2-02-10-02-05 **CRITERIA FOR APPROVAL**

The Planning Commission in making their recommendation and the Board of County Commissioners in approving an ODP shall find:

1. The ODP is in general conformity with the Adams County Comprehensive Plan and any applicable area plan.
2. The ODP is consistent with the purpose of these standards and regulations.
3. The ODP is compatible or designed to mitigate externalities with the existing or allowed land uses adjacent to the proposed ODP.
4. The ODP conforms to the Adams County Transportation Plan and will not negatively impact utilities or traffic in the area or otherwise have a detrimental impact on property in sufficient proximity to the proposed development to be affected by it.
5. The ODP is consistent with any applicable drainage plans.

- 6. The ODP allows for the regulation of use and development of land and buildings where specific issues or concerns must be mitigated due to unusual and unique circumstances; or where alternative design concepts are desired; or are necessary to mitigate specific conditions.
- 7. The ODP is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

2-02-10-02-06 ~~ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT PLANNING AND DEVELOPMENT FOLLOWING APPROVAL~~

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of ~~Community and Economic Development Planning and Development~~ shall file a copy of the approved ODP in the office of the Department of ~~Community and Economic Development Planning and Development~~. The Director of ~~Planning and Development~~ Community and Economic Development shall not change the official Zoning Map, but shall note the date of approval and case number on the map to facilitate tracking.

2-02-10-02-07 LAPSE OF APPROVAL

The ODP approval shall lapse one (1) year from the date of approval if a preliminary Development Plan is not submitted.

2-02-10-02-08 EXTENSION OF APPROVAL

A ninety (90) day extension of the ODP to allow the applicant to submit the preliminary Development Plan may be granted by the Planning Commission. In order to be eligible for an extension, the applicant shall file an application for extension with the Director of ~~Planning and Development~~ Community and Economic Development at least thirty (30) days prior to the date the ODP would lapse. A progress report and revised schedule shall be submitted with the request for extension. An extension may only be granted if the Planning Commission finds:

- 1. The applicant has maintained a continuous effort in good faith in preparing a preliminary Development Plan including, but not limited to, preparing financing, securing state or federal permits, undertaking engineering and design, etc.; and

2. Conditions near the site, these standards and regulations, and the Adams County Comprehensive Plan have not changed in a way to render the original findings erroneous.
3. An ODP shall be limited to one ninety (90)-day extension.

2-02-10-03 PRELIMINARY DEVELOPMENT PLAN (PDP)

2-02-10-03-01 PURPOSE

The purpose of this section is to detail the steps for establishing the requirements for approval of the proposed land uses, the layout of landscaping, circulation, architectural elevations, buildings and, if required, a preliminary plat within a Preliminary Development Plan (PDP). Approval of a PDP establishes vested rights to develop property in accordance with the plan.

2-02-10-03-02 APPLICABILITY

A PDP shall be required for any property that is intended to be developed as a Planned Unit Development. The PDP application shall be accompanied by an application to rezone the property to the PUD zone district.*

Amended by the BoCC on January 28, 2013

2-02-10-03-03 WHO CAN INITIATE A PRELIMINARY DEVELOPMENT PLAN (PDP)

A PDP may be proposed by, without limitation, the owner(s) of the property within the boundaries of the proposed PDP.

The applicant has the burden of proof to demonstrate the PDP fully complies with these standards and regulations and meets the criteria for approval.

2-02-10-03-04 PRELIMINARY DEVELOPMENT PLAN REVIEW PROCEDURES

A PDP shall be approved by the Board of County Commissioners by resolution. Any PDP shall be processed through a public hearing before the Planning Commission, which shall provide a recommendation to the Board of County Commissioners (See Steps 1 through 10 below). Upon completion of a hearing by the Planning Commission, the PDP and recommendation of the Planning Commission shall be forwarded to the Board of County Commissioners. The Board of County Commissioners shall, after receiving a recommendation from the Planning Commission, hold a public hearing. The Board of County Commissioners shall then approve, approve with conditions, or deny the PDP based on consideration of the staff report, the Planning Commission's recommendation and findings, the evidence from the public hearings, and the PDP compliance with the criteria for approval.

The processing of a PDP shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Applicable. All PDPs shall be subject to a neighborhood meeting.
3. Development Application Submittal: All items or documents required for a PDP as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development~~Planning and Development~~. An application for rezoning from the traditional zone district to the Planned Unit Development zone district shall also be submitted at this time. Once the application has been determined to be complete, the application shall be scheduled for public hearing before the Board of County Commissioners within sixty (60) days of notice of public hearing. Written notices shall be mailed at least fifteen (15) days prior to the first public hearing date concerning the application. All other factors of the Common Development Review Procedures within Chapter 2 shall be followed.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before the Planning Commission and Board of County Commissioners.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of County Commissioners in approving a PDP may attach conditions necessary to implement the Adams County Comprehensive Plan and ensure compatibility with adjacent uses.
10. Amendments: Applicable.

2-02-10-03-05 **CRITERIA FOR APPROVAL**

The Planning Commission in making their recommendation and the Board of County Commissioners in approving a PDP shall find:

1. The PDP is in general conformity with the Adams County Comprehensive Plan and any -applicable area plan.

2. The PDP is consistent with the purposes of these standards and regulations.
3. The PDP is compatible or designed to mitigate externalities with the existing or allowed land uses adjacent to the proposed PDP.
4. The PDP conforms to the Adams County Transportation Plan and will not negatively impact utilities or traffic in the area or otherwise have a detrimental impact on property in sufficient proximity to the proposed development to be affected by it.
5. The PDP is consistent with any applicable drainage plans.
6. The PDP allows for the regulation of use and development of land and buildings where specific issues or concerns must be mitigated due to unusual and unique circumstances; or where alternative design concepts are desired; or are necessary to mitigate specific conditions.
7. The PDP is consistent with any approved ODP for the property.
8. The PDP is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed development has established an adequate level of compatibility by:
 - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
 - b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
 - c. Incorporating physical design features in the development to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;
 - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design;
 - e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed development so the proposed

development will not negatively impact the levels of service of the County services and facilities; and

- f. Incorporating an overall plan for the design of the streetscape within the project, including landscaping, auto parking, bicycle and pedestrian circulation, architecture, placement of buildings, and street furniture.

2-02-10-03-06 ACTION BY THE DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~ COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of ~~Planning and Development~~ Community and Economic Development shall file a copy of the approved PDP in the office of the Department of ~~Planning and Development~~ Community and Economic Development and shall make the approved changes to the Official County Zone District Maps indicating the change to the P.U.D. zone district. No construction activities shall be permitted, except for minor site preparation, as determined by the Director of ~~Planning and Development~~ Community and Economic Development, until the Final Development Plan is approved by the Board of County Commissioners.

2-02-10-03-07 LAPSE OF APPROVAL

The PDP approval shall lapse three (3) years from the date of approval if a Final Development Plan is not submitted. If the PDP approval lapses prior to the submittal of a Final Development Plan, future development of the property shall require rezoning in accordance with these regulations.*

Amended by the BoCC on January 28, 2013

2-02-10-03-08 EXTENSION OF APPROVAL

A one (1)-year extension may be granted by the Planning Commission. However, the Planning Commission may approve a shorter time period for the extension. In order to be eligible for an extension, the applicant shall file an application for extension with the Director of ~~Community and Economic Development~~ Planning and Development at least thirty (30) days prior to the date the PDP would lapse. A progress report and revised schedule shall be submitted with the request for extension. An extension may only be granted if the Planning Commission finds:

- 1. The applicant has maintained a continuous effort in good faith in preparing a Final Development Plan including, but not limited to, preparing financing, securing state or federal permits, undertaking engineering and design, etc.; and

2. Conditions near the site, these standards and regulations, and the Adams County Comprehensive Plan have not changed in a way to render the original findings erroneous.
3. A PDP shall be limited to a one (1)-year extension.

2-02-10-04 FINAL DEVELOPMENT PLAN (FDP)

2-02-10-04-01 **PURPOSE**

The purpose of this section is to provide processing requirements for the site specific development plan which describes and establishes the type and intensity of uses for a specific parcel or parcels of land. The Final Development Plan (FDP) includes a final subdivision plat, development agreement, and utility plan, as well as any additional plans, studies, or reports the County may require. Approval of a FDP establishes a vested right to develop property in accordance with the Plan.

2-02-10-04-02 **APPLICABILITY**

A FDP shall be required for any property that is intended to be developed as a Planned Unit Development.

2-02-10-04-03 **WHO CAN INITIATE A FINAL DEVELOPMENT PLAN (FDP)**

A FDP may be proposed by, without limitation, the owner(s) of the property within the boundaries of the proposed FDP.

The applicant has the burden of proof to demonstrate the FDP fully complies with these standards and regulations and meets the criteria for approval.

2-02-10-04-04 **FINAL DEVELOPMENT PLAN REVIEW PROCEDURES**

A FDP shall be approved by the Board of County Commissioners by resolution. Any FDP shall be processed through a public hearing before the Board of County Commissioners (See Steps 1 through 10 below). The Board of County Commissioners shall then approve or deny the FDP based on consideration of the staff report, the evidence from the public hearing, and the FDP compliance with the criteria for approval.

The processing of a FDP shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Not applicable.
2. Neighborhood Meeting: Not applicable.

3. Development Application Submittal: All items or documents required for a FDP as described in the development application submittal requirements shall be submitted to the Director of ~~Planning and Development~~Community and Economic Development. Once the application has been determined to be complete, the application shall be scheduled for public hearing before the Board of County Commissioners within sixty (60) days of notice of public hearing. Written notices shall be mailed at least fifteen (15) days prior to the first public hearing date concerning the application. All other factors of the Common Development Review Procedures within Chapter 2 shall be followed.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before the Board of County Commissioners, where the application may be placed on the consent calendar.
8. Standards: Applicable.
9. Conditions of Approval: Applicable.
10. Amendments: Applicable.

2-02-10-04-05 CRITERIA FOR APPROVAL

The Board of County Commissioners in approving an FDP shall find:

1. The FDP is in general conformity with the Adams County Comprehensive Plan and any applicable area plan.
2. The FDP conforms to the P.U.D. standards.
3. The FDP is consistent with any approved PDP for the property.
4. The FDP construction plans meet the requirements of these standards and regulations and have been approved by the Director of ~~Public Works~~Community and Economic Development, all infrastructure and utility providers, Tri-County Health Department, and all other referral agencies.

2-02-10-04-06 **ACTION BY THE DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~ COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL**

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of ~~Planning and Development~~ Community and Economic Development shall make the approved changes to the Official County Zone District Maps indicating the P.U.D. approval. In addition, the FDP will be recorded with the Office of the Adams County Clerk and Recorder.

2-02-10-05 **EFFECT OF FINAL DEVELOPMENT PLAN APPROVAL**

2-02-10-05-01 **LIMITATIONS ON OTHER USES**

After obtaining Final Development Plan approval, the subject property may not be developed in any other fashion than in accordance with the Final Development Plan unless:

1. The property owner obtains approval of the Board of County Commissioners to abandon the right to develop the property in accordance with the approved Final Development Plan;
2. The property owner obtains approval of the Board of County Commissioners to amend the approved Final Development Plan in accordance with the amendment procedures; or
3. The right to develop the property in accordance with the Final Development Plan has expired.

2-02-10-05-02 **NON-CONFORMING USES**

Non-conforming uses and structures shall not be expanded, replaced, or changed.

2-02-10-05-03 **PROCESS**

Any owner seeking approval of the Board of County Commissioners to abandon or amend a Final Development Plan shall submit an application complying with the procedures for amendments.

2-02-10-05-04 **CRITERIA**

In considering whether to approve a request for amendment or abandonment of a Final Development Plan, the Board of County Commissioners shall be governed by the following:

1. The application shall not be approved when any portion of the property would remain developed or to be developed in accordance with the Final Development Plan if the remaining parcel would no longer qualify for Final Development Approval pursuant to the criteria for approval of a Final Development Plan.
2. The application shall not be approved if the County's ownership of or practical use of any road, easement, right-of-way, or other public area would be denied or diminished to the detriment of the public good.

2-02-10-05-05 *DECISION*

If the Board of County Commissioners finds the forgoing criteria have been satisfied, the Board of County Commissioners shall approve the amendment or abandonment of the Final Development Plan.

2-02-11 SPECIAL USE PERMIT

2-02-11-01 PURPOSE

The purpose of this section is to detail the steps for obtaining a special use permit. Special uses are those uses which are non-permanent (less than five (5) years, except for oil and gas drilling and production facilities) and often support other land uses authorized or permitted in a zone district or public utilities or services, or oil and gas drilling and production facilities, but which, because of their potential zone impacts require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, special uses may require the imposition of conditions in order to ensure the number of special uses and their location, design, and configuration are appropriate at a particular location during the duration of operation or use in order to protect the health, safety and welfare of the County and inhabitants of the area.

With respect oil and gas drilling and production, the purpose of a special use permit is to protect the health, safety, and welfare of Adams County residents, to provide for sound environmental practices through the control of all oil and gas operations in the unincorporated areas of Adams County, and for the orderly development of oil and gas operations as well as to prevent damage to County roads and bridges.

The Colorado Oil and Gas Conservation Commission (COGCC) and the federal government have authority to regulate certain aspects of oil and gas regulations. Requirements contained in this section shall not exempt the owner or operator of an oil and gas facility from compliance with the requirements of the COGCC.

These regulations are not intended to create and are not to be applied so as to cause an operational conflict with the COGCC's exercise of its authority over oil and gas operations.

The provisions of these standards and regulations shall apply to the construction, installation, alteration, repair, erection, location, maintenance, and abandonment of any gas and/or oil well or appurtenance structures within the unincorporated areas of the County.

2-02-11-02 APPLICABILITY

All uses that require a special use permit must be processed in accordance with this section. The Board of Adjustment is the permit issuing authority for Special Use Permits. The designation of a use as a special use does not constitute an authorization or an assurance that such a use will be approved.

2-02-11-03 WHO CAN INITIATE A SPECIAL USE PERMIT REQUEST

A special use permit may be requested by, without limitation, any owner of, or person having an interest in the property on which the special use is proposed to be located. The applicant has the burden of proof to demonstrate the use fully complies with these standards and regulations and meets the criteria for approval.

2-02-11-04 SPECIAL USE PERMIT REVIEW PROCEDURES

A special use permit may be approved by the Board of Adjustment and requires a public hearing. (See Steps 1 through 10 below). The Board of Adjustment shall approve, approve with conditions, or deny the special use permit based on consideration of the staff report, the evidence from the public hearings, and compliance with the criteria for approval.

2-02-11-05 SPECIAL USE PERMIT REVIEW STEPS

The processing of a proposed special use permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional, unless the County Manager or his or her designee waives this requirement.
2. Neighborhood Meeting: Optional, unless the County Manager or his or her designee determines the development proposal could have significant neighborhood impacts.
3. Development Application Submittal: All items or documents required for special use permits requiring a public hearing as described in the

development application submittal requirements shall be submitted to the County Manager or his or her designee at least thirty (30) days prior to the first unfilled Board of Adjustment public hearing agenda.

4. Determination of Sufficiency: Applicable. No application shall be processed if taxes due are not paid. For oil and gas drilling and production, the County has authority to cite violations under its control pursuant to Section 1-05-06 Criminal Remedies and Enforcement.
5. Staff Report: Applicable.
6. Notice: Applicable. However, published notice is not required.
7. Public Hearing: Applicable. A public hearing shall be held before the Board of Adjustment.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of Adjustment in approving a special use permit may attach any conditions necessary to implement the Adams County Comprehensive Plan and to ensure compatibility with adjacent uses. In addition to other conditions the Board of Adjustment may place on a special use permit, the Board of Adjustment shall specify the term of the special use permit. The term of a special use permit shall be limited to the absolute minimum term necessary for the proposed use, but in no case shall exceed five (5) years unless in the case of oil and gas drilling and production facilities. The term of a special use permit for oil and gas drilling and production facilities shall expire upon plugging, abandonment, and final reclamation of the location in accordance with the regulations of the COGCC. A special use permit may be renewed following the same procedure used in granting the initial permit. The Board of Adjustment in approving a special use permit may condition the approval on one (1) or more of the following:
 - a. A requirement the development or activity proceeds in accordance with a specific site plan and/or development schedule.
 - b. A requirement the design and mitigation measures be put in place including, but not limited to, limits on the hours of operation and traffic generating uses; improvements to on-site and off-site pedestrian, bicycle, and vehicular circulation; alternative access and open space provisions to address site capacity and resource protection issues; controls on noise, light, odors and other potential nuisances; measures to protect and improve the aesthetic value of high traffic areas; aesthetic value of high traffic areas; requirements to protect air and water quality; construction of fencing and planting of landscaping; restrictions on signage and outdoor lighting; changes in off-street parking layout and design; restrictions concerning the building bulk, height, setback, location, and external appearance; stipulations concerning adequate storm drainage or utilities; and other appropriate

conditions in order to protect the health, safety and welfare of Adams County residents, and to provide for sound environmental practices.

10. Amendments: Applicable.

2-02-11-06 GENERAL CRITERIA FOR APPROVAL

The Board of Adjustment, in approving a special use permit, shall consider:

1. The special use is consistent with the purposes of these standards and regulations.
2. The special use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
3. The special use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
4. The Special Use Permit has addressed all off-site impacts.
5. The site is suitable for the special use including adequate usable space, adequate access, and absence of environmental constraints.
6. The site plan for the proposed special use will provide adequate parking, traffic circulation, open space, fencing, screening, and landscaping.
7. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the special use as designed and proposed.

2-02-11-07 ADDITIONAL APPROVAL CRITERIA FOR OIL AND GAS WELL AND DRILLING PRODUCTION FACILITIES

1. Cultural and Historical Resources: The oil and gas operation shall not, to the extent possible, cause significant degradation of cultural, historic or archaeological sites eligible for County landmarking, or the National Historic Register.
2. Water Bodies and Water Quality: Oil and gas operations shall not, to the extent possible, cause adverse impacts to surface or ground waters within Adams County. Operators shall comply with all COGCC Rules and applicable water quality standards set by the Colorado Department of Public Health and Environment and Tri-County Health Department.

2-02-11-08 AMENDMENTS TO THE OIL AND GAS DRILLING AND PRODUCTION MEMORANDUM OF UNDERSTANDING

Any change to the MOU from that approved by the Board of County Commissioners shall require either a Full Amendment or a Technical Review Amendment as determined by the County Manager or his or her designee.

2-02-11-09 FULL AMENDMENT

If the proposed amendment meets the criteria necessary for an oil and gas drilling and production permit, but substantially changes the MOU, then the Full Amendment shall need authorization by the Board of County Commissioners.

2-02-11-10 TECHNICAL REVIEW AMENDMENTS (TRA)

The process and requirements for a Technical Review Amendment (TRA) would occur when changes to the MOU are of such a limited nature or scope that a Full Amendment would be unnecessary. Such TRAs may include, but are not limited to: minor changes to structures necessary to meet new technological methods and such methods are technologically sound, economically practical, and reasonably available to the Operator, location and type of landscape material, relocation of light poles or fixtures that do not affect light levels at the property line, the relocation of access roads, and color of structures. Such TRAs can be administratively approved by the County Manager or his or her designee.

2-02-11-11 PREREQUISITES FOR A TECHNICAL REVIEW AMENDMENT

The following factors shall be used by the County to determine if an application is eligible for a TRA. These factors shall include, but are not necessarily limited to the following:

1. Proposed amendments do not fall within the criteria listed for an Oil and Gas Drilling and Production Full Amendment as specified in these Regulations.
2. Proposed amendments do not violate existing zoning or subdivision regulations.
3. Proposed amendments do not relate to any site, building, or sign detail that was a condition of approval through the original MOU public hearing process.
4. Proposed amendments do not substantially change any of the original plans or items that may have been conditioned through the public hearing process.

5. Proposed amendments do not substantially degrade the environment/mitigate externalities on adjacent and nearby properties.
6. Proposed amendments do not substantially change the character or intent of the originally approved MOU.

2-02-11-09 ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT~~PLANNING AND DEVELOPMENT~~ FOLLOWING APPROVAL

Upon final approval and fulfillment of all requirements of the Board of Adjustment, the Director of Community and Economic Development~~Planning and Development~~ shall issue a special use permit in conformance with the decision of the permit issuing authority. The special use permit shall describe in detail the special use allowed by the permit, include all specific conditions applied by the permit issuing authority, and be accompanied by an official site plan modified by the applicant to reflect the conditions of the permit.

2-02-11-10 EFFECT OF APPROVAL

Issuance of a special use permit shall be deemed to authorize only the particular use and activity for which it is issued. The special use permit is nontransferable unless otherwise conditioned by the Board of Adjustment. The applicant shall be subject to all other permits required by these standards and regulations to use the land in accordance with the special use permit.

2-02-12 TEMPORARY USE PERMIT

2-02-12-01 PURPOSE

The purpose of this section is to detail the steps for obtaining a temporary use permit. Temporary uses are those uses which are non-permanent (less than one (1) year) and often support other land uses authorized or permitted in a zone district or public utilities or services, but which, because of their potential impacts require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, temporary uses may require the imposition of conditions in order to ensure the number of temporary uses and their location, design, and configuration are appropriate at a particular location during the duration of operation or use.

2-02-12-02 APPLICABILITY

All uses that require a temporary use permit must be processed in accordance with this section. The Director of [Community and Economic Development Planning and Development](#) is the permit issuing authority for Temporary Use Permits. The designation of a use as a temporary use does not constitute an authorization or an assurance that such a use will be approved.

2-02-12-03 WHO CAN INITIATE A TEMPORARY USE PERMIT REQUEST

A temporary use permit may be requested by, without limitation, any owner of, or person having an interest in the property on which the temporary use is proposed to be located. The applicant has the burden of proof to demonstrate the use fully complies with these standards and regulations and meets the criteria for approval.

2-02-12-04 TEMPORARY USE PERMIT REVIEW PROCEDURES

A temporary use permit may be approved by the Director of [Community and Economic Development Planning and Development](#). (See Steps 1 through 10 below). The Director of [Community and Economic Development Planning and Development](#) shall approve, approve with conditions, or deny the temporary use permit based on compliance with the criteria for approval.

2-02-12-05 TEMPORARY USE PERMIT REVIEW STEPS

The processing of a proposed temporary use permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Optional, unless the Director of [Community and Economic Development Planning and Development](#) determines the development proposal could have significant neighborhood impacts.
3. Development Application Submittal: All items or documents required for temporary use permits as described in the development application submittal requirements shall be submitted to the Director of [Community and Economic Development Planning and Development](#) at least fourteen (14) days prior to the commencement date of the temporary use.
4. Determination of Sufficiency: Applicable. No application shall be processed if taxes due are not paid.
5. Staff Report: Not applicable.
6. Notice: Not applicable.

7. Public Hearing: Not applicable.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Director of Community and Economic Development~~Planning and Development~~ in approving a temporary use permit may attach any conditions necessary to implement the Adams County Comprehensive Plan and to ensure compatibility with adjacent uses. In addition to other conditions the Director of Community and Economic Development~~Planning and Development~~ may place on a temporary use permit, the Director of Community and Economic Development~~Planning and Development~~ shall specify the term of the temporary use permit. The term of a temporary use permit shall be limited to the absolute minimum term necessary for the proposed use, but in no case shall exceed ninety (90) days. Section 4-05 specifies the maximum time frame or expiration of specific temporary uses eligible for the temporary use permit. A temporary use permit may be issued annually for the same project. The Director of Community and Economic Development~~Planning and Development~~ in approving a temporary use permit may condition the approval on one (1) or more of the following:
 - a. A requirement the development or activity proceeds in accordance with a specific site plan and/or development schedule.
 - b. A requirement the design and mitigation measures be put in place including, but not limited to, limits on the hours of operation and traffic generating uses; improvements to on-site and off-site pedestrian, bicycle, and vehicular circulation; alternative access and open space provisions to address site capacity and resource protection issues; controls on noise, light, odors and other potential nuisances; requirements to protect air and water quality; construction of fencing and planting of landscaping; restrictions on signage and outdoor lighting; changes in off-street parking layout and design; restrictions concerning the building bulk, height, setback, location, and external appearance; and stipulations concerning adequate storm drainage or utilities.
10. Amendments: Applicable.

2-02-12-06 CRITERIA FOR APPROVAL

The Director of Community and Economic Development~~Planning and Development~~, in approving a temporary use permit, shall consider:

1. The temporary use is consistent with the purposes of these standards and regulations.

2. The temporary use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
3. The temporary use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
4. The Temporary Use Permit has addressed all off-site impacts.
5. The site is suitable for the temporary use including adequate usable space, adequate access, and absence of environmental constraints.
6. The site plan for the proposed temporary use will provide adequate parking, traffic circulation, open space, fencing, screening, and landscaping.
7. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the temporary use as designed and proposed.

2-02-12-07 ACTION BY THE DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~ COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL

Upon final approval and fulfillment of all requirements of the Director of ~~Planning and Development~~ Community and Economic Development, the Director of ~~Planning and Development~~ Community and Economic Development shall issue a temporary use permit. The temporary use permit shall describe in detail the temporary use allowed by the permit, include all specific conditions applied by the permit issuing authority, and be accompanied by an official site plan modified by the applicant to reflect the conditions of the permit.

2-02-12-08 EFFECT OF APPROVAL

Issuance of a temporary use permit shall be deemed to authorize only the particular use and activity for which it is issued. The temporary use permit is nontransferable. The applicant shall be subject to all other permits required by these standards and regulations to use the land in accordance with the temporary use permit.

2-02-13 AMENDMENT TO TEXT OF THE STANDARDS AND REGULATIONS AND/OR ZONING MAP (REZONING) AND/OR COMPREHENSIVE PLAN

2-02-13-01 PURPOSE

The purpose of this section is to detail the steps to follow for changing the text of these standards and regulations, or the boundaries of the zone districts shown on the Zoning Map (Rezoning), or the Comprehensive Plan.

2-02-13-02 APPLICABILITY

All amendments to the text of these standards and regulations and any changes to the Zoning Map or Comprehensive Plan must be processed in accordance with this section. Only the Board of County Commissioners may, after recommendation of the Planning Commission, adopt a resolution amending the text of these standards and regulations, or the Zoning Map, or the Comprehensive Plan.

2-02-13-03 WHO CAN INITIATE A TEXT, ZONING MAP, OR COMPREHENSIVE PLAN AMENDMENT

2-02-13-03-01 AMENDMENT TO ZONING MAP (REZONING)

An amendment to the Zoning Map may be proposed, without limitation, by the Planning Commission, the Board of County Commissioners, or the owner(s) of the property to be rezoned.

In addition, a municipality, airport authority, or other owner or operator of an aviation facility available for public use may propose an amendment to the Zoning Map to establish or amend an Aviation Zone or Influence Area Overlay District for the area including area surrounding an aviation facility.

2-02-13-03-02 AMENDMENT TO COMPREHENSIVE PLAN

An amendment to the Comprehensive Plan may be proposed, without limitation, by the Planning Commission, the Board of County Commissioners, [the Director of Long Range Strategic Planning](#) or the owner(s) of the property to be amended on the plan.

2-02-13-03-03 TEXT AMENDMENT

An amendment to the text of these standards and regulations may be proposed by the Planning Commission, Board of County Commissioners, the Director

of ~~Community and Economic Development~~~~Planning and Development~~, the Director of ~~Public Works~~~~Transportation~~,* any owner or person having an interest in land located within the unincorporated area of the County, or any resident of the County.

The applicant has the burden of proof to demonstrate a text or a Zoning Map amendment fully complies with these standards and regulations and meets the criteria for approval.

***Adopted by the BOCC on June 27, 2011.**

2-02-13-04 TEXT, ZONING MAP, AND COMPREHENSIVE PLAN AMENDMENT REVIEW PROCEDURES

An amendment to the text of these standards and regulations, an amendment to the Zoning Map, or an amendment to the Comprehensive Plan may be approved by the Board of County Commissioners by resolution. Any proposed amendment shall be processed through a public hearing before the Planning Commission, which shall provide a recommendation to the Board of County Commissioners (See Steps 1 through 10 below). Upon completion of a hearing by the Planning Commission, the amendment and recommendation of the Planning Commission shall be forwarded to the Board of County Commissioners. The Board of County Commissioners shall, after receiving a recommendation from the Planning Commission, hold a public hearing. The Board of County Commissioners shall then approve, approve with conditions, or deny the amendment based on consideration of the staff report, the Planning Commission's recommendation and findings, the evidence from the public hearings, and the amendment's compliance with the criteria for approval. In the case of a Comprehensive Plan amendment, the Planning Commission shall make a decision on the amendment and the matter will be referred to the Board of County Commissioners to ratify the decision at a public hearing.

2-02-13-05 TEXT, ZONING MAP, AND COMPREHENSIVE PLAN AMENDMENT REVIEW STEPS

The processing of a proposed text, Zoning Map, or Comprehensive Plan amendment shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Optional, unless the Director of ~~Planning and Development~~~~Community and Economic Development~~, or in the case of ~~Comprehensive Plan Amendment~~ the Director of ~~Long Range Strategic Planning~~, determines the development proposal could have significant neighborhood impacts.

3. Development Application Submittal: All items or documents required for amendment of the text of these standards and regulations and/or to the Zoning Map as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development~~Planning and Development~~ at least fifty (50) days prior to the first unfilled Planning Commission public hearing agenda.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice:
 - a. Text Amendments: Partially applicable. Publication in the official County newspaper is required. Written notice and posting are not required.
 - b. Zoning Map Amendments (Rezoning): Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before both the Planning Commission and Board of County Commissioners.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of County Commissioners in approving a Zoning Map amendment may attach conditions necessary to implement the Adams County Comprehensive Plan and ensure compatibility with adjacent uses. The Board of County Commissioners in approving a Zoning Map amendment may condition the approval on one (1) or more of the following:
 - a. A requirement to ensure development proceeds in accordance with a specific site plan and/or development schedule.
 - b. A requirement of public dedication of rights-of-way for roads, alleys, public ways, drainage and public facilities, and the installation of off-site improvements as are reasonably required by or related to the effect of the Zoning Map amendment.
10. Amendments: Applicable.

2-02-13-06 CRITERIA FOR APPROVAL

2-02-13-06-01 TEXT AMENDMENTS

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a text amendment, shall find:

1. The text amendment is consistent with the Adams County Comprehensive Plan.

2. The text amendment is consistent with the purposes of these standards and regulations.
3. The text amendment will not be detrimental to the majority of persons or property in the surrounding areas nor to the community in general.

2-02-13-06-02 ZONING MAP AMENDMENTS (REZONING)

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a Zoning Map amendment, shall find:

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations.
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

2-02-13-06-03 COMPREHENSIVE PLAN AMENDMENTS

The Planning Commission, in making their decision, and the Board of County Commissioners in ratifying a Comprehensive Plan amendment, shall find:

1. The Comprehensive Plan amendment is consistent with the goals and policies of the Adams County Comprehensive Plan.
2. The Comprehensive Plan amendment is consistent and/or compatible with the land use, transportation, and open space maps in the Adams County Comprehensive Plan.
3. The Comprehensive Plan amendment advances the health, safety, and welfare of the citizens and property owners of Adams County.

2-02-13-07 ACTION BY THE DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~ COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of ~~Planning and Development~~ Community and Economic, or in the case of Comprehensive Plans the Director of Long Range

[Strategic Planning](#) shall make the approved changes to the Official County Zoning Maps, Comprehensive Plan, or text of these standards and regulations.

2-02-14 EXEMPTION

2-02-14-01 PURPOSE

The purpose of this section is to establish criteria and detail the steps whereby the Board of County Commissioners may grant exemptions from the definitions of the terms “subdivision” and “subdivided land” for any division of land if the Board determines that such a division is not within the purpose of Article 28, Title 30 of the Colorado Revised Statutes.

2-02-14-02 APPLICABILITY

An exemption approval is required to obtain a release from the requirements of platting by resolution of the Board of County Commissioners in accordance with the terms set forth in these standards and regulations.

2-02-14-03 WHO CAN INITIATE A SUBDIVISION EXEMPTION

A Subdivision Exemption may be proposed by, without limitation, the owner(s) of, or person having an interest in the property to be divided.

The applicant has the burden of proof to demonstrate the Subdivision Exemption fully complies with these standards and regulations, and meets the criteria for approval.

2-02-14-04 SUBDIVISION EXEMPTION REVIEW PROCEDURES

A Subdivision Exemption shall be approved by the Board of County Commissioners by resolution. Any Subdivision Exemption shall be processed through a public meeting before the Board of County Commissioners (See Steps 1 through 10 below). The Board of County Commissioners shall then approve or deny the Subdivision Exemption based on consideration of the staff report, the evidence from the public meeting, and the Subdivision Exemption’s compliance with the criteria for approval.

The processing of a Subdivision Exemption shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.

2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for a Subdivision Exemption as described in the development application submittal requirements shall be submitted to the Director of [Planning and Development](#) [Community and Economic Development](#) † at least thirty (30) days prior to the first unfilled Board of County Commissioners public meeting agenda.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid. No notification of the adjacent property owners is required.
5. Staff Report: Applicable. No notification of referral agencies is required.
6. Notice: Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before the Board of County Commissioners. The Board of County Commissioners may take testimony from the public at the public meeting.
8. Standards: Applicable.
9. Conditions of Approval: Applicable.
10. Amendments: Applicable.

2-02-14-05 CRITERIA FOR APPROVAL

The Board of County Commissioners, in approving a Subdivision Exemption, shall find:

1. The Subdivision Exemption is consistent with and conforms to these standards and regulations.
2. The Subdivision Exemption is a division of land determined not to be within the purpose of Article 28, Title 30 of the Colorado Revised Statutes and is consistent with one (1) of the following criteria:
 - a. Boundary line adjustments where no additional parcels are created (unplatted land only).
 - b. Exemptions creating additional parcels shall be permitted for parcels with more than one (1) principal residence provided all of the following criteria are met:
 - (1) Each residence was constructed in conformance with the applicable County regulations in effect at the time the residence was constructed, and provided the structures were not previously considered uninhabitable or accessory to a principal residence (e.g., a guest house, resort or seasonal cabins used in conjunction with a lodge operation or housing for tenant labor);

- (2) Each residence shall have a documented history of continuous use as a single-family dwelling; and
- (3) Legal and physical access shall be provided to all parcels by public right-of-way or recorded easement, acceptable to the Adams County Director of ~~Transportation~~Public Works in compliance with the Adams County Engineering Design and Construction Standards.
- c. Other divisions of land affected by a deed recorded in the Office of the Adams County Clerk and Recorder that the Board of County Commissioners determines is not within the purposes of this resolution. If it is determined the applicant is using the exemption process to circumvent the subdivision regulations, the applicant shall be required to comply with the applicable sections of this resolution.
- d. The property which is the subject of the Exemption may not be within any recorded subdivision plat.
- e. The property which is the subject of the Exemption may not be zoned for commercial or industrial uses.

2-02-14-06 ACTION BY THE DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of ~~Planning and Development~~Community and Economic Development shall cause to have filed in the Office of the Adams County Clerk and Recorder the deeds, plan exhibit, required easements and maintenance agreements and a copy of the Board of County Commissioners' Resolution granting approval.

2-02-14-07 LAPSE OF APPROVAL

The Subdivision Exemption approval shall lapse one (1) year from the date of approval if the required deeds and other supporting materials are not submitted.

2-02-14-08 EXTENSION OF APPROVAL

A ninety (90)-day extension of the Subdivision Exemption approval may be granted by the Planning Commission. In order to be eligible for an extension, the applicant shall file an application for extension with the Director of ~~Planning and Development~~Community and Economic Development at least thirty (30) days prior to the date the Subdivision Exemption approval would lapse. A progress

report and revised schedule shall be submitted with the request for extension. An extension may only be granted if the Planning Commission finds:

1. The applicant has maintained a continuous good faith effort in preparing the Subdivision Exemption submittals including, but not limited to, preparing financing, securing state or federal permits, undertaking engineering and design, etc.; and
2. Conditions near the site, these standards and regulations, and the Adams County Comprehensive Plan have not changed in a way to render the original findings erroneous.

A Subdivision Exemption shall be limited to one ninety (90)-day extension.

2-02-15 WAIVER FROM SUBDIVISION DESIGN STANDARDS*

Adopted by the BoCC on January 28, 2013

2-02-15-01 PURPOSE

The purpose of this section is to establish criteria and detail the steps whereby the Board of County Commissioners may grant waivers from subdivision design and improvement standards.

2-02-15-02 APPLICABILITY

A waiver is required to obtain a release from the requirements of subdivision design by resolution of the Board of County Commissioners in accordance with the terms set forth in these standards and regulations.

2-02-15-03 WHO CAN INITIATE A WAIVER

A waiver may be proposed by, without limitation, the owner(s) of, or person having an interest in the property to be divided.

The applicant has the burden of proof to demonstrate that the waiver meets the criteria for approval.

2-02-15-04 WAIVER REVIEW PROCEDURES

A waiver shall be approved by the Board of County Commissioners by resolution. Any waiver shall be processed through a public meeting before the Board of County Commissioners (See Steps 1 through 10 below). The Board of County Commissioners shall then approve or deny the waiver based on consideration of

the staff report, the evidence from the public meeting, and the waiver's compliance with the criteria for approval.

The processing of a waiver shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for a waiver as described in the development application submittal requirements shall be submitted to the Director of ~~Planning~~ Community and Economic Development at least thirty (30) days prior to the first unfilled Board of County Commissioners public meeting agenda.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid. No notification of the adjacent property owners is required.
5. Staff Report: Applicable. No notification of referral agencies is required.
6. Notice: Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before the Board of County Commissioners. Any requested waiver shall be reviewed and acted upon by the Board of County Commissioners prior to scheduling a final development plan (plat) hearing. The Board of County Commissioners may take testimony from the public at the public meeting.
8. Standards: Applicable.
9. Conditions of Approval: Applicable.
10. Amendments: Applicable.

2-02-15-05 CRITERIA FOR APPROVAL

The Board of County Commissioners, in approving a waiver, shall find:

1. Extraordinary hardships or practical difficulties result from strict compliance with these standards and regulations
2. The purpose of these standards and regulations are served to a greater extent by the alternative proposal.
3. The waiver does not have the effect of nullifying the purpose of these standards and regulations.

2-02-15-06 ACTION BY THE DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~ COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of ~~Planning and Development~~ Community and Economic Development shall cause to have filed in the Office of the Adams County Clerk and Recorder a copy of the Board of County Commissioners' Resolution granting approval.

2-02-15-07 LAPSE OF APPROVAL

The waiver approval shall lapse two (2) years from the date of approval if the final plat application is not submitted.

2-02-15-08 EXTENSION OF APPROVAL

A ninety (90)-day extension of the waiver approval may be granted by the Planning Commission. In order to be eligible for an extension, the applicant shall file an application for extension with the Director of ~~Planning and Development~~ Community and Economic Development at least thirty (30) days prior to the date the waiver approval would lapse. A progress report and revised schedule shall be submitted with the request for extension. An extension may only be granted if the Planning Commission finds:

1. The applicant has maintained a continuous good faith effort in preparing the final plat submittals including, but not limited to, preparing financing, securing state or federal permits, undertaking engineering and design, etc.; and
2. Conditions near the site, these standards and regulations, and the Adams County Comprehensive Plan have not changed in a way to render the original findings erroneous.

A Waiver shall be limited to one ninety (90)-day extension.

2-02-16 PLAT CORRECTION; REPLAT OF LOT, EASEMENT OR BUILDING ENVELOPE; VACATION OF RECORDED PLAT, RIGHT-OF-WAY OR EASEMENT; OR REPLAT OF SUBDIVISION**2-02-16-01 PURPOSE**

The purpose of this section is to detail the steps for obtaining approval to correct a plat; replat a lot, easement or building envelope; vacate a recorded plat, right-of-

way or easement; or replat a subdivision. The process is designed to ensure the intent of the original subdivision is not substantially altered.

The process varies according to the nature or the proposed amendment based on, but not limited to, the following: degree of change, design, size, impact to public facilities, services, roads, and overall impacts. The Director of [Planning and DevelopmentCommunity and Economic Development](#) has the discretionary authority to modify the application procedures upon the determination adequate public notice and input on the replat or vacation can be attained through a modified process and the modified process will not substantially impair the intent and purpose of these standards and regulations.

2-02-16-02 PLAT CORRECTION

2-02-16-02-01 **PURPOSE**

The purpose of this section is to detail the steps for making changes to recorded plats, due to errors and omissions, i.e. dimensions, road names and plat notes.

2-02-16-02-02 **APPLICABILITY**

An approved plat correction certificate shall be required to effect any change to a recorded subdivision plat.

2-02-16-02-03 **WHO CAN INITIATE A PLAT CORRECTION**

A plat correction may be proposed by, without limitation, the owner(s) of, or person having an interest in the subdivided property.

2-02-16-02-04 **PLAT CORRECTION REVIEW PROCEDURES**

A plat correction shall be approved by the Director of [Planning and DevelopmentCommunity and Economic Development](#). Plat corrections shall be processed administratively (See Steps 1 through 10 below). Upon completion of a review of the submitted information, the Director of [Planning and DevelopmentCommunity and Economic Development](#) shall approve or deny the plat correction and shall forward a written administrative analysis concerning the decision and a copy of the plat correction certificate to the applicant and Office of the Adams County Clerk and Recorder. The Director of [Planning and Development'sCommunity and Economic Development](#) decision shall be based on the criteria for approval.

The processing of a plat correction shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for a plat correction as described in the application submittal requirements shall be submitted to the Director of ~~Community and Economic Development~~Planning and Development.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid. No notice to adjacent property owners is required. However, when the plat correction involves a road name change, the applicant shall notify all affected property owners by certified mail, return receipt requested at least ten (10) days prior to application submittal. The return receipts shall be submitted to the Director of ~~Community and Economic Development~~Planning and Development as part of the application submittals.
5. Staff Report: Applicable.
6. Notice: Not applicable.
7. Public Hearing: Not applicable.
8. Standards: Applicable. The Director of ~~Planning and Development~~Community and Economic Development in approving a plat correction shall find the plat correction certificate meets the criteria for approval. Upon approval, the plat correction certificate shall be signed by the Director of ~~Planning and Development~~Community and Economic Development and recorded in the Office of the Adams County Clerk and Recorder.
9. Conditions of Approval: Not applicable.
10. Amendments: Not applicable.

2-02-16-02-05

CRITERIA FOR APPROVAL

The Director of ~~Planning and Development~~Community and Economic Development, in approving a plat correction, shall find:

1. The correction complies with these standards and regulations, and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
3. The correction is in keeping with the purpose and intent of the subdivision regulations.
4. The approval will not adversely affect the public health, safety, and welfare.

2-02-16-02-06 ***ACTION BY THE DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~ COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL***

Upon approval, the Director of ~~Planning and Development~~ Community and Economic shall sign the plat correction certificate and cause it to be recorded in the Office of the Adams County Clerk and Recorder.

2-02-16-02-07 ***APPEAL***

A denial of a plat correction may be appealed to the Board of County Commissioners at a regular business meeting when a request for appeal is submitted, in writing, to the Director of ~~Planning and Development~~ Community and Economic Development within thirty (30) days of the denial.

2-02-16-03 ***LOT LINE VACATION***

2-02-16-03-01 ***PURPOSE***

The purpose of this section is to detail the steps for vacating a lot line, i.e. the combination of two (2) or more lots into one (1) lot.

2-02-16-03-02 ***APPLICABILITY***

An approved vacation map, vacation approval certificate, and correction deed shall be required to vacate any lot line on a recorded subdivision plat.

2-02-16-03-03 ***WHO CAN INITIATE A LOT LINE VACATION***

A lot line vacation may be proposed by, without limitation, the owner(s) of, or person having an interest in the affected property.

2-02-16-03-04 ***LOT LINE VACATION REVIEW PROCEDURES***

A lot line vacation shall be approved by the Director of ~~Planning and Development~~ Community and Economic Development. Lot line vacations shall be processed administratively (See Steps 1 through 10 below). Upon completion of a review of the submitted information, the Director of ~~Planning and Development~~ Community and Economic Development shall approve or deny the lot line vacation and shall forward a written administrative analysis concerning the decision and a copy of the vacation map, vacation approval certificate, and correction deed, to the applicant and Office of the Adams County Clerk and Recorder. The Director of ~~Planning and Development~~ Community and Economic Development's decision shall be based on the criteria for approval.

The processing of a lot line vacation shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for a lot line vacation as described in the application submittal requirements shall be submitted to the Director of ~~Planning and~~Community and Economic Development.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid. No notice to adjacent property owners is required.
5. Staff Report: Applicable. Referral agencies shall not be notified except all Special Districts and easement holders shall be notified to review the lot line vacation.
6. Notice: Not applicable.
7. Public Hearing: Not applicable.
8. Standards: Applicable. The Director of ~~Planning and~~Community and Economic Development in approving a lot line vacation shall find the vacation map, vacation approval certificate, and correction deed meets the criteria for approval. Upon approval, the vacation approval certificate shall be signed by the Director of ~~Planning and~~Community and Economic Development and the vacation map, vacation approval certificate, and correction deed shall be recorded in the Office of the Adams County Clerk and Recorder.
9. Conditions of Approval: Not applicable.
10. Amendments: Not applicable.

2-02-16-03-05 CRITERIA FOR APPROVAL

The Director of ~~Planning and~~Community and Economic Development, in approving a lot line vacation, shall find:

1. The vacation complies with these standards and regulations and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
3. The vacation is in keeping with the purpose and intent of the subdivision regulations.

4. The approval will not adversely affect the public health, safety, and welfare.

2-02-16-03-06 ***ACTION BY THE DIRECTOR OF ~~PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT~~ FOLLOWING APPROVAL***

Upon approval, the Director of ~~Planning and~~Community and Economic Development shall sign the vacation approval certificate and cause the vacation map, vacation approval certificate, and correction deed to be recorded in the Office of the Adams County Clerk and Recorder.

2-02-16-03-07 ***APPEAL***

A denial of a lot line vacation may be appealed to the Board of County Commissioners at a regular business meeting when a request for appeal is submitted, in writing, to the Director of ~~Planning and Development~~Community and Economic Development, within thirty (30) days of the denial.

2-02-16-04 ***LOT LINE/BUILDING ENVELOPE ADJUSTMENT***

2-02-16-04-01 ***PURPOSE***

The purpose of this section is to detail the steps for a realignment of a lot line or building envelope, or replatting of several lots (e.g., three (3) lots into two (2)), in which the original subdivision is not substantially modified and additional lots are not created. However, tracts may be created provided the intended use of the tract(s) does not include a structure.

2-02-16-04-02 ***APPLICABILITY***

An approved lot line/building envelope adjustment map, lot line/building envelope adjustment approval certificate, and correction deeds shall be required to realign any lot lines or adjust a building envelope on a recorded subdivision plat.

2-02-16-04-03 ***WHO CAN INITIATE A LOT LINE/BUILDING ENVELOPE ADJUSTMENT***

A lot line/building envelope adjustment may be proposed by, without limitation, the owner(s) of, or person having an interest in the affected property.

2-02-16-04-04 LOT LINE/BUILDING ENVELOPE ADJUSTMENT REVIEW PROCEDURES

A lot line/building envelope adjustment shall be approved by the Director of ~~Community and Economic Development~~Planning and Development. Lot line/building envelope adjustments shall be processed administratively (See Steps 1 through 10 below). Upon completion of a review of the submitted information, the Director of ~~Planning and Development~~Community and Economic Development shall approve or deny the lot line/building envelope adjustment and shall forward a written administrative analysis concerning the decision and a copy of the lot line/building envelope adjustment map, lot line/building envelope adjustment approval certificate, and correction deeds, to the applicant and the Office of the Adams County Clerk and Recorder. The Director of ~~Community and Economic Planning and~~Development's decision shall be based on the criteria for approval.

The processing of a lot line/building envelope adjustment shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for a lot line/building envelope adjustment as described in the application submittal requirements shall be submitted to the Director of ~~Planning and Development~~Community and Economic Development.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid. Notice to adjacent property owners is only required when a change in the building envelope is proposed.
5. Staff Report: Applicable. Referral agencies shall not be notified except all Special Districts and easement holders shall be notified to review the lot line vacation.
6. Notice: Not applicable.
7. Public Hearing: Not applicable.
8. Standards: Applicable. The Director of ~~Planning and~~Community and Economic Development in approving a lot line/building envelope adjustment shall find the lot line/building envelope adjustment map, lot line/building envelope adjustment approval certificate, and correction deeds meet the criteria for approval. Upon approval, the lot line/building envelope adjustment approval certificate shall be signed by the Director of ~~Planning and Development~~Community and Economic Development and the lot line/building envelope adjustment

map, lot line/building envelope adjustment approval certificate, and correction deeds shall be recorded in the Office of the Adams County Clerk and Recorder.

9. Conditions of Approval: Not applicable.
10. Amendments: Not applicable.

2-02-16-04-05 CRITERIA FOR APPROVAL

The Director of ~~Planning and~~Community and Economic Development, in approving a lot line/building envelope adjustment, shall find:

1. The lot line/building envelope adjustment complies with these standards and regulations, and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
3. The lot line/building envelope adjustment is in keeping with the purpose and intent of the subdivision regulations.
4. The approval will not adversely affect the public health, safety, and welfare.

2-02-16-04-06 ACTION BY THE DIRECTOR OF ~~PLANNING AND~~COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL

Upon approval, the Director of ~~Planning and~~Community and Economic Development shall sign the lot line/building envelope adjustment approval certificate and cause the lot line/building envelope adjustment map, lot line/building envelope adjustment approval certificate, and correction deeds to be recorded in the Office of the Adams County Clerk and Recorder.

2-02-16-04-07 APPEAL

A denial of a lot line/building envelope adjustment may be appealed to the Board of County Commissioners at a regular business meeting when a request for appeal is submitted, in writing, to the Director of ~~Planning and~~Community and Economic Development within thirty (30) days of the denial.

2-02-16-05 SUBDIVISION REPLAT**2-02-16-05-01 PURPOSE**

The purpose of this section is to detail the steps for replatting a subdivision or several lots, in which the original subdivision is substantially modified and/or additional lots are created.

2-02-16-05-02 APPLICABILITY

An approved subdivision plat shall be required to substantially alter an existing recorded subdivision plat.

2-02-16-05-03 WHO CAN INITIATE A SUBDIVISION REPLAT

A subdivision replat may be proposed by, without limitation, the owner(s) of, or person having an interest in the affected properties.

2-02-16-05-04 SUBDIVISION REPLAT REVIEW PROCEDURES

A subdivision replat shall be approved by the Board of County Commissioners. The Director of ~~Planning and Development~~[Community and Economic Development](#) shall determine whether the proposed subdivision replat is substantial or insubstantial based upon, but not limited to, the following factors: design, size, public concern, public facilities, services, access, and transportation network. If the Director determines the subdivision replat is insubstantial, the subdivision replat shall be processed as a minor subdivision. If the Director of ~~Planning and Development~~[Community and Economic Development](#) determines the replat is substantial, the subdivision replat shall be processed as a major subdivision.

2-02-16-05-05 CRITERIA FOR APPROVAL

The Director of ~~Planning and Development~~[Community and Economic Development](#), in approving the sketch plan in the case where a replat is processed as a minor subdivision, the Planning Commission, in making their recommendation in the case where a replat is processed as a major subdivision, and the Board of County Commissioners, in approving a replat, shall find:

1. The subdivision replat complies with these standards and regulations, and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.

3. The subdivision replat is in keeping with the purpose and intent of the subdivision regulations.
4. The approval will not adversely affect the public health, safety, and welfare.

2-02-16-05-06 ***ACTION BY THE DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~ COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL***

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of ~~Planning and Development~~ Community and Economic Development shall cause to have filed in the Office of the Adams County Clerk and Recorder the replat of the subdivision, correction deeds and any subdivision improvements agreement.

2-02-16-06 **PLAT VACATION-NO PUBLIC INFRASTRUCTURE OR DEDICATION**

2-02-16-06-01 ***PURPOSE***

The purpose of this section is to detail the steps for vacation of a subdivision plat that has no public infrastructure or dedication.

2-02-16-06-02 ***APPLICABILITY***

An approved vacation certificate shall be required to vacate any recorded subdivision plat.

2-02-16-06-03 ***WHO CAN INITIATE A PLAT VACATION***

A plat vacation may be proposed by, without limitation, the owner(s) of, or person having an interest in the affected property.

2-02-16-06-04 ***PLAT VACATION REVIEW PROCEDURES***

A plat vacation shall be approved by the Director of ~~Planning and Development~~ Community and Economic Development. Plat vacations shall be processed administratively (See Steps 1 through 10 below). Upon completion of a review of the submitted information, the Director of ~~Planning and Development~~ Community and Economic Development shall approve or deny the plat vacation and shall forward a written administrative analysis concerning the decision and a copy of the plat vacation certificate, and correction deeds, to the applicant and the Office of the Adams County Clerk and Recorder. The Director of ~~Planning and Development~~ Community and Economic Development's decision shall be based on the criteria for approval.

The processing of a plat vacation shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for a plat vacation as described in the application submittal requirements shall be submitted to the Director of ~~Planning and Development~~ Community and Economic Development.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid. No notification of adjacent property owners shall be required.
5. Staff Report: Applicable. No notification of referral agencies shall be required.
6. Notice: Not applicable.
7. Public Hearing: Not applicable.
8. Standards: Applicable. The Director of ~~Planning and Development~~ Community and Economic Development in approving a plat vacation shall find the plat vacation certificate, and correction deeds meet the criteria for approval. Upon approval, the plat vacation certificate shall be signed by the Director of ~~Planning and Development~~ Community and Economic Development and recorded in the Office of the Adams County Clerk and Recorder.
9. Conditions of Approval: Not applicable.
10. Amendments: Not applicable.

2-02-16-06-05 CRITERIA FOR APPROVAL

The Director of ~~Planning and Development~~ Community and Economic, in approving a plat vacation, shall find:

1. The plat vacation complies with these standards and regulations, and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
3. The plat vacation is in keeping with the purpose and intent of the subdivision regulations.
4. The approval will not adversely affect the public health, safety, and welfare.

2-02-16-06-06 ***ACTION BY THE DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~ COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL***

Upon approval, the Director of ~~Planning and Development~~ Community and Economic Development shall sign the plat vacation certificate, and record the plat vacation certificate and correction deeds with the Office of the Adams County Clerk and Recorder.

2-02-16-06-07 ***APPEAL***

A denial of a plat vacation may be appealed to the Board of County Commissioners at a regular business meeting when a request for appeal is submitted, in writing, to the Director of ~~Planning and Development~~ Community and Economic Development within thirty (30) days of the denial.

2-02-16-07 ***PLAT VACATION- PUBLIC INFRASTRUCTURE OR DEDICATION***

2-02-16-07-01 ***PURPOSE***

The purpose of this section is to detail the steps for vacation of a subdivision plat that has associated public infrastructure or dedication.

2-02-16-07-02 ***APPLICABILITY***

An approved vacation resolution and vacation map shall be required to vacate any recorded subdivision plat that has associated public infrastructure or dedication.

2-02-16-07-03 ***WHO CAN INITIATE A PLAT VACATION***

A plat vacation may be proposed by, without limitation, the owner(s) of, or person having an interest in the affected property.

2-02-16-07-04 ***PLAT VACATION REVIEW PROCEDURES***

A plat vacation shall be approved by the Board of County Commissioners. Plat vacations shall be processed through a public hearing before the Board of County Commissioners (See Steps 1 through 10 below). The Board of County Commissioners shall then approve or deny the plat vacation based on consideration of the staff report, the evidence from the public hearing, and the plat vacation's compliance with the criteria for approval.

The processing of a plat vacation shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for a plat vacation as described in the application submittal requirements shall be submitted to the Director of Community and Economic Development~~Planning and Development~~.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable.
7. Public Hearing: Applicable. A hearing shall be held before the Board of County Commissioners only.
8. Standards: Applicable.
9. Conditions of Approval: Applicable.
10. Amendments: Not applicable.

2-02-16-07-05 CRITERIA FOR APPROVAL

The Board of County Commissioners, in approving a plat vacation, shall find:

1. The plat vacation complies with these standards and regulations and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
3. The plat vacation is in keeping with the purpose and intent of the subdivision regulations.
4. The approval will not adversely affect the public health, safety, and welfare.

2-02-16-07-06 ACTION BY THE DIRECTOR OF ~~PLANNING—AND DEVELOPMENT~~ COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL

Upon approval and fulfillment of all requirements of the Board of County Commissioners, the Director of ~~Planning and Development~~ Community and Economic development shall cause the vacation resolution, vacation map, and

correction deeds to be recorded in the Office of the Adams County Clerk and Recorder.

2-02-16-08 ROADWAY VACATION

2-02-16-08-01 PURPOSE

The purpose of this section is to detail the steps for vacation of roadways, which include any public street, alley, lane, parkway, avenue, road, trail, or other public way designated or dedicated on a plat, conveyed by deed or recorded easement, or acquired by prescriptive use, whether or not it has ever been used as such. A street or road, established as part of a subdivision, but never constructed or used as such, may be vacated and replatted through the replat process.

2-02-16-08-02 APPLICABILITY

Any roadway dedicated to the County or public, may only be vacated through the following procedures, which have been adopted in accordance with C.R.S. §§43-2-101, *et seq.*

2-02-16-08-03 WHO CAN INITIATE A ROADWAY VACATION

A roadway vacation may be proposed by, without limitation, the owner(s) of, or person having an interest in the affected property or the Board of County Commissioners.

2-02-16-08-04 ROADWAY VACATION REVIEW PROCEDURES

A roadway vacation shall be approved by the Board of County Commissioners. Roadway vacations shall be processed through a public hearing before the Board of County Commissioners (See Steps 1 through 10 below). The Board of County Commissioners shall then approve or deny the roadway vacation based on consideration of the staff report, the evidence from the public hearing, and the roadway vacation's compliance with the criteria for approval.

The processing of a roadway vacation shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Optional, unless the Director of [Planning and Development/Community and Economic Development](#) determines the development proposal could have significant neighborhood impacts.

3. Development Application Submittal: All items or documents required for a roadway vacation as described in the application submittal requirements shall be submitted to the Director of ~~Planning and Development~~Community and Economic Development.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable. At least fourteen (14) days prior to the Board of County Commissioners hearing, a notice shall be mailed by first-class mail to the last known address of each abutting property owner.
7. Public Hearing: Applicable. A hearing shall be held before the Board of County Commissioners only.
8. Standards: Applicable.
9. Conditions of Approval: Applicable.
10. Amendments: Not applicable.

2-02-16-08-05 CRITERIA FOR APPROVAL

The Board of County Commissioners, in approving a roadway vacation, shall find:

1. The roadway vacation complies with these standards and regulations and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
3. The roadway vacation is in keeping with the purpose and intent of the subdivision regulations.
4. The approval will not adversely affect the public health, safety, and welfare.
5. The vacation does not leave any land adjoining the roadway without an established public road or private access easement connecting said land with another established public road.
6. If the roadway is a state or federal highway, the vacation has been approved by the state transportation commission.

2-02-16-08-06 ACTION BY THE DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL

Upon approval and fulfillment of all requirements of the Board of County Commissioners, the Director of ~~Planning and Development~~Community and

[Economic Development](#) shall cause the vacation resolution, vacation/replat map, and correction deeds to be recorded in the Office of the Adams County Clerk and Recorder.

2-02-17 SUBDIVISION, MAJOR

2-02-17-01 PURPOSE

The purpose of this section is to detail the steps for obtaining approval to develop a major subdivision. All major subdivisions are required to obtain two (2) approvals prior to development of a site.

The first approval required is an approval of the preliminary plat. The preliminary plat provides an in-depth analysis of the proposed subdivision, including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular/pedestrian circulation, and the relationship to surrounding land uses.

The second approval required is an approval of the final plat. The final plat provides a review of all final engineering plans, subdivision improvements agreements, and other legal requirements.

For more complicated subdivision proposals, the sketch plan approval may be obtained prior to submission of an application for preliminary plat. The sketch plan is a conceptual plan analysis of the feasibility of the subdivision including conceptual design, ability to obtain water/sanitation, location of geologic hazards, identification of environmentally sensitive areas, sources of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, and conformance with zoning, design standards, and the Adams County Comprehensive Plan.

Each process involves the submittal of an application, an application fee, required plans and reports, referrals of the proposal to other agencies, staff analysis and meetings with staff or public hearings/meetings. Each successive application builds on the previously approved application by providing additional details and by meeting additional restrictions and standards. This progression relieves the applicant from major and potentially unnecessary expenses in situations that may require a redesign and therefore, a revision of expensive engineering or planning reports. Approval at any step in the process does not ensure approval at the next step.

The sketch plan shall be reviewed by the Director of ~~Planning and Development~~[Community and Economic Development](#) and Director of ~~Transportation~~[Public Works](#) with written staff analysis provided, prior to submittal of the preliminary plat. The preliminary plat shall be reviewed by the Planning Commission and the Board of County Commissioners at a public

hearing. The final plat shall be reviewed by the Board of County Commissioners at a public meeting. The final plat may not be submitted prior to the preliminary plat approval.

2-02-17-02 **SKETCH PLAN**

2-02-17-02-01 **PURPOSE**

The purpose of this section is to detail the steps for examining the feasibility of a subdivision of land including the review of conceptual design, ability to obtain water and sanitation, location of geologic hazards, identification of environmentally sensitive areas, sources of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, and conformance with zoning, design standards, and the Adams County Comprehensive Plan. Approval of a sketch plan does not establish a vested right to develop property in accordance with the plan.

2-02-17-02-02 **APPLICABILITY**

A sketch plan approval is optional for all major subdivisions.

2-02-17-02-03 **WHO CAN INITIATE A SKETCH PLAN**

A sketch plan may be proposed by, without limitation, the owner(s) of, or person having an interest in the property to be subdivided.

The applicant has the burden of proof to demonstrate the sketch plan fully complies with these standards and regulations and meets the criteria for approval.

2-02-17-02-04 **SKETCH PLAN REVIEW PROCEDURES**

A sketch plan shall be approved by the Director of ~~Planning and Development~~Community and Economic Development. Sketch plans shall be processed administratively (See Steps 1 through 10 below). Upon completion of a review of the submitted information, the Director of ~~Planning and Development~~Community and Economic Development shall approve, approve with conditions, or deny the sketch plan and shall forward a written administrative analysis concerning the decision and application to the applicant. The Director of ~~Planning and Development~~Community and Economic Development's decision shall be based on the criteria for approval.

The processing of a sketch plan shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Applicable, unless the Director of ~~Planning and Development~~Community and Economic Development determines the development proposal may not have significant neighborhood impacts.
3. Development Application Submittal: All items or documents required for a sketch plan as described in the development application submittal requirements shall be submitted to the Director of ~~Planning and Development~~Community and Economic Development.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Not applicable.
7. Public Hearing: Not applicable.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Director of ~~Planning and Development~~Community and Economic Development in approving a sketch plan may attach conditions necessary to implement the Adams County Comprehensive Plan and ensure compatibility with adjacent uses.
10. Amendments: Not applicable.

2-02-17-02-05

CRITERIA FOR APPROVAL

The Director of ~~Planning and Development~~Community and Economic Development, in approving a sketch plan, shall find:

1. The sketch plan is consistent with the Adams County Comprehensive Plan and any applicable area plan.
2. The sketch plan is consistent with the purpose of these standards and regulations.
3. The sketch plan is in conformance with the subdivision design standards.
4. The applicant has provided reasonable evidence that a sufficient water supply has been acquired in terms of quantity, quality and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
5. The applicant has provided reasonable evidence that a public sewage disposal system has been established and, if other methods of sewage

disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.

- 6. The applicant has provided reasonable evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
- 7. The applicant has provided reasonable evidence showing adequate drainage improvements can be provided.
- 8. Significant cultural, archaeological, natural/historical resources and unique landforms will be reasonably protected in accordance with resources inventory provisions of these standards and regulations.
- 9. Necessary services, including fire/police protection, schools, recreation, utilities, open space and transportation system, appear to be available to serve the proposed subdivision.
- 10. The sketch plan appears to be compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

2-02-17-02-06 ACTION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL

Upon approval, the Director of Planning and Development Community and Economic Development shall file a copy of the approved sketch plan in the offices of the Department of Planning and Development Community and Economic Development.

2-02-17-02-07 LAPSE OF APPROVAL

The sketch plan approval shall lapse one (1) year from the date of approval if a preliminary plat is not submitted.

2-02-17-02-08 EXTENSION OF APPROVAL

A sketch plan approval may not be extended.

2-02-17-03 **PRELIMINARY PLAT**

2-02-17-03-01 **PURPOSE**

The purpose of this section is to detail the steps for an in-depth analysis of the proposed subdivision including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular/pedestrian circulation, and the relationship to surrounding land uses. Approval of a preliminary plat establishes a vested right to develop property in accordance with the plat.

2-02-17-03-02 **APPLICABILITY**

A preliminary plat shall be required for any property intended for subdivision. A preliminary plat shall be approved prior to filing an application for final plat.

2-02-17-03-03 **WHO CAN INITIATE A PRELIMINARY PLAT**

A preliminary plat may be proposed by, without limitation, the owner(s) of, or person having an interest in the property to be subdivided.

The applicant has the burden of proof to demonstrate the preliminary plat fully complies with these standards and regulations and meets the criteria for approval.

2-02-17-03-04 **PRELIMINARY PLAT REVIEW PROCEDURES**

A preliminary plat shall be approved by the Board of County Commissioners. Any preliminary plat shall be processed through a public hearing before the Planning Commission, which shall provide a recommendation to the Board of County Commissioners (See Steps 1 through 10 below). Upon completion of a hearing by the Planning Commission, the preliminary plat and recommendation of the Planning Commission shall be forwarded to the Board of County Commissioners. The Board of County Commissioners shall, after receiving a recommendation from the Planning Commission, hold a public hearing. The Board of County Commissioners shall then approve, approve with conditions, or deny the preliminary plat based on consideration of the staff report, the Planning Commission's recommendation and findings, the evidence from the public hearings, and the preliminary plat's compliance with the criteria for approval.

The processing of a preliminary plat shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.

2. Neighborhood Meeting: Applicable, unless the Director of ~~Planning and Development~~ Community and Economic Development determines the development proposal may not have significant neighborhood impacts.
3. Development Application Submittal: All items or documents required for a preliminary plat as described in the development application submittal requirements shall be submitted to the Director of ~~Planning and Development~~ Community and Economic Development at least fifty (50) days prior to the first unfilled Planning Commission public hearing agenda.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before the Planning Commission and Board of County Commissioners.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of County Commissioners in approving a preliminary plat may attach conditions necessary to implement the Adams County Comprehensive Plan and ensure compatibility with adjacent uses.
10. Amendments: Applicable.

2-02-17-03-05

CRITERIA FOR APPROVAL

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a preliminary plat, shall find:

1. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is consistent with the purposes of these standards and regulations.
3. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.
4. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
5. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal

are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.

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

2-02-17-03-06 ***ACTION BY THE DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~
~~FOLLOWING APPROVAL~~ COMMUNITY AND ECONOMIC
DEVELOPMENT***

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of ~~Planning and Development~~ Community and Economic Development shall file a copy of the approved preliminary plat in the ~~Planning and Development~~ Community and Economic Development Department Office.

2-02-17-03-07 ***LAPSE OF APPROVAL***

The preliminary plat approval shall lapse two (2) years from the date of approval if a final plat is not submitted.

2-02-17-03-08 ***EXTENSION OF APPROVAL***

A ninety (90)-day extension of the preliminary plat approval may be granted by the Planning Commission. In order to be eligible for an extension, the applicant shall file an application for extension with the Director of ~~Planning and Development~~ Community and Economic Development at least thirty (30) days prior to the date the preliminary plat would lapse. A progress report and revised schedule shall be submitted with the request for extension. An extension may only be granted if the Planning Commission finds:

1. The applicant has maintained a continuous good faith effort in preparing a final development plan including, but not limited to, preparing financing, securing state or federal permits, undertaking engineering and design, etc.; and
2. Conditions near the site, these standards and regulations, and the Adams County Comprehensive Plan have not changed in a way to render the original findings erroneous.

A preliminary plat shall be limited to one ninety (90)-day extension.

2-02-17-04 ***FINAL PLAT***

2-02-17-04-01 ***PURPOSE***

The purpose of this section is to detail the steps and requirements for a review of all final engineering plans, subdivision improvements agreements, and other legal requirements for platting a major subdivision. Approval of a final plat establishes a vested right to develop property in accordance with the plan.

2-02-17-04-02 *APPLICABILITY*

A final plat shall be required for any property intended to be subdivided.

2-02-17-04-03 *WHO CAN INITIATE A FINAL PLAT*

A final plat may be proposed by, without limitation, the owner(s) of, or person having an interest in the property to be subdivided. A final plat may only be submitted if a preliminary plat for the subject property has been approved. The final plat shall conform to the preliminary plat.

The applicant has the burden of proof to demonstrate the final plat fully complies with these standards and regulations and meets the criteria for approval.

2-02-17-04-04 *FINAL PLAT REVIEW PROCEDURES*

A final plat shall be approved by the Board of County Commissioners by resolution. Any final plat shall be processed through a public meeting before the Board of County Commissioners (See Steps 1 through 10 below). The Board of County Commissioners shall then approve or deny the final plat based on its consideration of the staff report, the evidence from the public meeting, and the final plat's compliance with the criteria for approval.

The processing of a final plat shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Not applicable.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for a final plat as described in the development application submittal requirements shall be submitted to the Director of [Community and Economic Development](#)~~Planning and Development~~ at least thirty (30) days prior to the first unfilled Board of County Commissioners public meeting agenda.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Not applicable.
7. Public Hearing: Applicable. A public hearing shall be held before the Board of County Commissioners. This item would be listed on the consent calendar. However, the Board of County Commissioners may take testimony from the public at the public hearing.

- 8. Standards: Applicable.
- 9. Conditions of Approval: Applicable.
- 10. Amendments: Applicable.

2-02-17-04-05 **CRITERIA FOR APPROVAL**

The Board of County Commissioners, in approving a final plat, shall find:

- 1. The final plat is consistent and conforms to the approved preliminary plat.
- 2. The final plat is in conformance with the subdivision design standards.
- 3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
- 4. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
- 5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
- 6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
- 7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.

2-02-17-04-06 **ACTION BY THE DIRECTOR OF ~~PLANNING—AND~~
DEVELOPMENTCOMMUNITY AND ECONOMIC DEVELOPMENT
FOLLOWING APPROVAL**

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of ~~Planning—and~~
DevelopmentCommunity and Economic Development shall cause to have filed in the Office of the Adams County Clerk and Recorder the final plat and subdivision improvements agreement.

2-02-18 SUBDIVISION, MINOR

2-02-18-01 PURPOSE

The purpose of this section is to detail the steps for obtaining approval to develop a minor subdivision. A minor subdivision shall only be used to divide parcels of less than twenty (20) acres into four (4) or fewer lots. All minor subdivisions are required to obtain two (2) approvals prior to development of a site.

The first required approval is an approval of the sketch plan. The sketch plan is a conceptual plan analysis of the feasibility of the subdivision including conceptual design, ability to obtain water/sanitation, location of geologic hazards, identification of environmentally sensitive areas, sources of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, and conformance with zoning, design standards, and the Adams County Comprehensive Plan.

The second required approval is an approval of the final plat. The final plat provides a review of all final engineering plans, subdivision improvements agreements, and other legal requirements.

An Applicant may also choose to process a minor subdivision in the same manner as a major subdivision and the process shall follow Section 2-02-16-03. Each process involves the submittal of an application, an application fee, required plans and reports, referrals of the proposal to other agencies, staff analysis and meetings with staff or public hearings/meetings. The final plat application builds on the previously approved application by providing additional details and by meeting additional restrictions and standards. This progression relieves the applicant from major and potentially unnecessary expenses in situations which may require a redesign, and, therefore, a revision of expensive engineering or planning reports. Approval at any step in the process does not ensure approval at the next step.

The sketch plan shall be reviewed by the Director of ~~Planning and Development~~[Community and Economic Development](#) and ~~Director of Public Works~~ with written staff analysis provided, prior to submittal of the final plat. The final plat shall be reviewed by the Planning Commission and Board of County Commissioners at a public hearing. The final plat may not be submitted prior to obtaining a sketch plan approval.

If significant issues are identified or disclosed during the sketch plan process, including, but not limited to, public opposition, the applicant may choose to have the minor subdivision processed as a major subdivision. Where issues appear to be significant or public opposition to a subdivision is substantial, the applicant is advised that by filing a preliminary plat, the applicant may avoid the unnecessary expense in completing final engineering where final plat approval is less certain. If the applicant chooses to have the proposed minor subdivision processed as a

major subdivision, the applicant shall submit a preliminary plat in conformance with the requirements of the major subdivision process.

2-02-18-02 **SKETCH PLAN**

2-02-18-02-01 **PURPOSE**

The purpose of this section is to detail the steps for examining the feasibility of a subdivision of land including the review of conceptual design, ability to obtain water and sanitation, location of geologic hazards, identification of environmentally sensitive areas, sources of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, and conformance with zoning, design standards, and the Adams County Comprehensive Plan. Approval of a sketch plan does not establish any vested right to develop property in accordance with the plan.

2-02-18-02-02 **APPLICABILITY**

A sketch plan approval shall be required for all minor subdivisions prior to submission of an application for final plat.

2-02-18-02-03 **WHO CAN INITIATE A SKETCH PLAN**

A sketch plan may be proposed by, without limitation, the owner(s) of, or person having an interest in the property to be subdivided.

The applicant has the burden of proof to demonstrate the sketch plan fully complies with these standards and regulations and meets the criteria for approval.

2-02-18-02-04 **SKETCH PLAN REVIEW PROCEDURES**

A sketch plan shall be approved by the Director of ~~Planning and Development~~Community and Economic Development. Sketch plans shall be processed administratively (See Steps 1 through 10 below). Upon completion of a review of the submitted information, the Director of ~~Planning and Development~~Community and Economic Development shall approve, approve with conditions, or deny the sketch plan and shall forward a written administrative analysis concerning the decision and application to the applicant. The Director of ~~Planning and Development's~~Community and Economic Development's decision shall be based on the criteria for approval.

The processing of a sketch plan shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Optional, unless the Director of Community and Economic Development~~Planning and Development~~ determines the development proposal could have significant neighborhood impacts.
3. Development Application Submittal: All items or documents required for a sketch plan as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development~~Planning and Development~~.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Not applicable.
7. Public Hearing: Not applicable.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Director of Community and Economic Development~~Planning and Development~~ in approving a sketch plan may attach conditions necessary to implement the Adams County Comprehensive Plan and ensure compatibility with adjacent uses.
10. Amendments: Not applicable.

2-02-18-02-05

CRITERIA FOR APPROVAL

The Director of ~~Planning and Development~~Community and Economic Development, in approving a sketch plan, shall find:

1. The sketch plan appears to be consistent with the Adams County Comprehensive Plan and any applicable area plan.
2. The sketch plan appears to be consistent with the purpose of these standards and regulations.
3. The sketch plan appears to be in conformance with the subdivision design standards.
4. The applicant has provided reasonable evidence that a sufficient water supply has been acquired in terms of quantity, quality and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
5. The applicant has provided reasonable evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.

6. The applicant has provided reasonable evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
7. The applicant has provided reasonable evidence adequate drainage improvements can be provided.
8. Significant cultural, archaeological, natural/historical resources and unique landforms will be reasonably protected in accordance with resource inventory provisions of these standards and regulations.
9. Necessary services, including fire/police protection, schools, recreation, utilities, open space and transportation system, appear to be available to serve the proposed subdivision.
10. The sketch plan appears to be compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

2-02-18-02-06 ***ACTION BY THE DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~ COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL***

Upon approval, the Director of ~~Planning and Development~~Community and Economic Development shall file a copy of the approved sketch plan in the ~~Community and Economic Development~~Planning and Development Office.

2-02-18-02-07 ***LAPSE OF APPROVAL***

The sketch plan approval shall lapse one (1) year from the date of approval if a preliminary plat is not submitted.

2-02-18-02-08 ***EXTENSION OF APPROVAL***

A sketch plan approval may not be extended.

2-02-18-03 ***FINAL PLAT***

2-02-18-03-01 ***PURPOSE***

The purpose of this section is to detail the steps and requirements for a review of all final engineering plans, subdivision improvements agreements, and

other legal requirements for platting a minor subdivision. Approval of a final plat establishes a vested right to develop property in accordance with the plan.

2-02-18-03-02 *APPLICABILITY*

A final plat shall be required for any property intended for subdivision.

2-02-18-03-03 *WHO CAN INITIATE A FINAL PLAT*

A final plat may be proposed by, without limitation, the owner(s) of, or person having an interest in the property to be subdivided. A final plat may only be submitted if a sketch plan for the subject property has been approved. The final plat shall conform to the sketch plan.

The applicant has the burden of proof to demonstrate the final plat fully complies with these standards and regulations and meets the criteria for approval.

2-02-18-03-04 *FINAL PLAT REVIEW PROCEDURES*

A final plat shall be approved by the Board of County Commissioners by resolution. Any final plat shall be processed through a public hearing before the Planning Commission, which shall provide a recommendation to the Board of County Commissioners (See Steps 1 through 10 below). Upon completion of a hearing by the Planning Commission, the final plat and recommendation of the Planning Commission shall be forwarded to the Board of County Commissioners. The Board of County Commissioners shall, after receiving a recommendation from the Planning Commission, hold a public hearing. The Board of County Commissioners shall then approve, approve with conditions, or deny the final plat based on consideration of the staff report, the Planning Commission's recommendation and findings, the evidence from the public hearings, and the final plat's compliance with the criteria for approval.

The processing of a final plat shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Not applicable.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for a final plat as described in the development application submittal requirements shall be submitted to the Director of [Community and Economic Development](#)~~Planning and Development~~ at least fifty (50) days prior to the first unfilled Planning Commission public meeting agenda.

4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before the Planning Commission and Board of County Commissioners.
8. Standards: Applicable.
9. Conditions of Approval: Not applicable.
10. Amendments: Applicable.

2-02-18-03-05 CRITERIA FOR APPROVAL

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a final plat, shall find:

1. The final plat is consistent and conforms to the approved sketch plan.
2. The final plat is in conformance with the subdivision design standards.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
4. The applicant has provided evidence that provision has been made for a public sewage disposal system and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.
8. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.

9. The final plat is consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
11. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
 - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
 - b. Incorporating site planning techniques to foster the implementation of the County's plans and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
 - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures; and
 - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design.

2-02-18-03-06

**ACTION BY THE DIRECTOR OF PLANNING—AND
DEVELOPMENTCOMMUNITY AND ECONOMIC DEVELOPMENT
FOLLOWING APPROVAL**

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Planning—and
DevelopmentCommunity and Economic Development shall cause to have filed in the Office of the Adams County Clerk and Recorder the final plat and subdivision improvements agreement.

2-02-19 APPEAL FROM ADMINISTRATIVE DECISION**2-02-19-01 PURPOSE**

The purpose of this section is to detail the steps and requirements for appeals from decisions of administrative officials to ensure these standards and regulations are administered properly and consistently with the policies adopted by the County.

2-02-19-02 APPLICABILITY

All appeals from an administrative decision must be processed in accordance with this section. The Board of Adjustment shall have the authority to hear and decide appeals by any aggrieved person, where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of these standards and regulations. Only those provisions relating to the administration of these standards and regulations, the interpretation of performance and design standards, or zone district regulations and standards may be appealed to the Board of Adjustment. An alleged error in the interpretation and administration of any subdivision standards or regulations, or the administration and interpretation of any engineering design and construction standards may not be appealed to the Board of Adjustment, but must be appealed to the Board of County Commissioners.

2-02-19-03 WHO CAN INITIATE AN APPEAL

An appeal may be initiated by, without limitation, any person aggrieved by any decision of any administrative official of the County in the enforcement of these standards and regulations.

2-02-19-04 TIME LIMITATIONS

All appeals must be initiated within ten (10) calendar days of the date the order, requirement, decision, or determination was made or rendered by the administrative official. The Director ~~of Planning and Development~~[Community and Economic Development](#) may waive or extend this deadline only upon finding the person filing the appeal received no actual or constructive form of notice of the order, requirement, decision, or determination being appealed. Failure to file the appeal in a timely manner shall constitute a waiver of any rights to appeal under this section.

2-02-19-05 APPEAL REVIEW PROCEDURES

An appeal shall be decided by the Board of Adjustment. Any appeal shall be processed through an administrative hearing before the Board of Adjustment (See Steps 1 through 10 below). The Board of Adjustment shall grant the appeal, modify the administrative decision, or deny the appeal based on consideration of the staff report, the evidence from the public hearing, and compliance with the criteria for approval.

2-02-19-06 APPEAL REVIEW STEPS

The processing of an appeal shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Not applicable.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for an appeal as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development~~Planning and Development~~ at least thirty (30) days prior to the first unfilled Board of Adjustment public hearing agenda.
4. Determination of Sufficiency: Applicable. Upon a determination of sufficiency, the appeal shall stay any proceedings in furtherance of the contested action. The Director of Community and Economic Development~~Planning and Development~~ may certify in writing to the Board of County Commissioners that a stay poses an imminent peril to life or property or would seriously interfere with the enforcement of these standards and regulations. The Board of County Commissioners shall review the certification and may override the stay of further proceedings.
5. Staff Report: Applicable. The administrative official whose action is being appealed shall transmit to the Director of Community and Economic Development~~Planning and Development~~ all administrative papers, records, and other information regarding the subject being appealed within seven (7) days of being given notice of the appeal by the Director of Community and Economic Development~~Planning and Development~~. The Director of Community and Economic Development~~Planning and Development~~ shall give notice in writing to the administrative official whose decision is being appealed. Copies of all written materials transmitted to the Director of Community and Economic Development~~Planning and Development~~ shall be incorporated into the staff report.
6. Notice: Not applicable.

7. Public Hearing: Not applicable. An administrative hearing shall be held before the Board of Adjustment.
8. Standards: Applicable.
9. Conditions of Approval: Not applicable.
10. Amendments: Not applicable.

2-02-19-07 CRITERIA FOR APPROVAL

The Board of Adjustment, in granting an appeal or modifying an administrative decision, shall have all the powers of the administrative official from whom the appeal is taken and shall, in making its decision, find an error in the application of these standards and regulations on the part of the administrative official rendering the order, requirement, decision, or determination. The motion regarding the appeal shall state the reasons the Board of Adjustment used and the findings of fact the Board made in reaching its decision.

2-02-19-08 ACTION BY THE DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~ COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING THE GRANT OF AN APPEAL

Upon the granting of an appeal or modification of an administrative decision by the Board of Adjustment, the Director of ~~Planning and Development~~ Community and Economic Development shall send a letter of decision to the administrative officer whose decision was overturned or modified and the appellant. The letter of decision shall describe in detail the grant of appeal approved by the Board of Adjustment.

2-02-19-09 EFFECT OF APPROVAL

The applicant shall be subject to all permits required by these standards and regulations. All orders, decisions, determinations, and interpretations made under those permit procedures shall be consistent with the reversal or modification granted to the appellant.

2-02-20 FLOODPLAIN USE PERMIT VARIANCE

2-02-20-01 PURPOSE

The purpose of this section is to detail the processing steps and requirements for a variance from the provisions of the Floodplain Overlay Zone District requirements. The variance is a means whereby the literal terms of the Floodplain

Overlay Zone District standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with their application. In granting a variance, the spirit of the Floodplain Overlay Zone District standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

2-02-20-02 APPLICABILITY

All Floodplain Overlay Zone District variance requests must be processed in accordance with this section. Only the Board of Adjustment may approve a variance from the Floodplain Overlay Zone District standards and regulations. Variances to the Floodplain Overlay Zone District requirements shall be limited as follows:

1. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places;
2. Variances shall not be issued within any designated floodway if any increase in flood levels would occur during the base flood discharge or if increases within the channel exceed those standards specified in the storm drainage design and technical criteria of these standards and regulations;* and
3. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base level.

~~*Adopted by the BOCC on June 27, 2011.~~

2-02-20-03 WHO CAN INITIATE A VARIANCE REQUEST

A variance may be requested by, without limitation, any owner of, or person having an interest in the affected property. The applicant has the burden of proof to demonstrate the variance meets the criteria for approval.

2-02-20-04 VARIANCE REVIEW PROCEDURES

A variance may be approved by the Board of Adjustment. Any request for variance shall be processed through a public hearing before the Board of Adjustment (See Steps 1 through 10 below). The Board of Adjustment shall approve, approve with conditions, or deny the variance based on consideration of the staff report, the evidence from the public hearing, and the variance's compliance with the criteria for approval.

2-02-20-05 VARIANCE REVIEW STEPS

The processing of a variance shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Optional, unless the Director of Public WorksCommunity and Economic Development determines the development proposal could have significant neighborhood impacts.
3. Development Application Submittal: All items or documents required for obtaining a variance as described in the development application submittal requirements shall be submitted to the Director of Public WorksCommunity and Economic Development at least twenty (20) days prior to the first unfilled Board of Adjustment public hearing agenda.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable. However, published notice is not required.
7. Public Hearing: Applicable. A public hearing shall be held before the Board of Adjustment.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of Adjustment in approving a variance may attach any conditions necessary to ensure the variance authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone district in which the subject property is located and will protect the public health and safety.
10. Amendments: Applicable.

2-02-20-06 CRITERIA FOR APPROVAL

The Board of Adjustment in approving a variance shall find:

1. Special physical requirements or circumstances exist which are peculiar to the land, the lot or some aspect inherent in the land causes the hardship, and are not applicable to other lands in the same district.
2. The literal interpretation of the provisions of these standards and regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these standards and regulations.

3. Granting of the variance requested will not confer on the applicant any special privilege denied by these standards and regulations for other land in the same zone district.
4. Because of physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of the physical requirements of these standards and regulations.
5. The special circumstances applicable to the property have not been created by voluntary action or negligence by any person presently having an interest in the property.
6. The variance is the minimum necessary, considering the flood hazard, to afford relief.
7. The applicant has shown good and sufficient cause.
8. Granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, conflict with State or Federal law or regulations or conflict with existing local laws,* regulations or ordinances. ***Adopted by the BOCC on June 27, 2011.**
9. The Board of Adjustment has considered all technical evaluations, all relevant factors, standards specified in other sections of these standards and regulations, and:
 - a. The danger that materials may be swept onto other lands to the injury of others.
 - b. The danger to life and property due to flooding or erosion damage.
 - c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - d. The importance of services provided by the proposed facility to the community.
 - e. The necessity of the facility to the water front location, where applicable.
 - f. The availability of alternative locations for the proposed use that are not subject to flooding or erosion damage.
 - g. The compatibility of the proposed use with the existing and anticipated development.
 - h. The relationship of the proposed use to the Comprehensive Plan and floodplain management program of Adams County.
 - i. The safety of access to the property in time of flood for ordinary and emergency vehicles.

- j. The expected height, velocity, duration, rate of rise, and sediment transport of the flood water and the effects of wave action as described by a registered professional engineer, if applicable, expected at the site.
- k. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, telephone, water systems, streets, and bridges.

2-02-20-07 ACTION BY THE DIRECTOR OF PUBLIC WORKSCOMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL

Upon final approval and fulfillment of all conditions of the Board of Adjustment, the Director of Public WorksCommunity and Economic Development shall file a variance decision letter with the Office of the Adams County Clerk and Recorder and the Federal Emergency Management Agency. The variance decision letter shall describe in detail the variance approved by the Board of Adjustment and include all specific conditions applied by the Board of Adjustment, and be accompanied by an official site plan and building elevations modified by the applicant to reflect the conditions of the variance.

The Director of Public WorksCommunity and Economic Development shall also notify the applicant in writing over his or her signature that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with a record of all variance actions as required by this section. ***Adopted by the BOCC on June 27, 2011.**

2-02-20-08 EFFECT OF APPROVAL

Issuance of a variance shall be deemed to authorize only the particular variation from the Floodplain Overlay Zone District standards and regulations for which it is issued. The variance shall run with the land. The applicant shall be subject to all permits required by these standards and regulations to develop the land.

All conditions contained in the variance shall be binding upon the applicant, any successors, and assigns. The variance and its conditions shall limit and control the issuance and validity of certificates of occupancy and shall restrict and limit the construction, location, and maintenance of all land and structures within the boundaries of the property subject to the variance.

2-02-20-09 REVERSION OF APPROVAL

If at the expiration of one (1) year, a building permit has not been issued for the structure for which the variance was approved or the use associated with the variance has not been established, the variance shall expire and the use of the property shall be controlled by the Floodplain Overlay Zone District standards and regulations without action by the Board of Adjustment.

2-02-20-10 EXTENSION OF APPROVAL

An extension of the variance to allow for the application for a building permit or the establishment of the use or activity approved by the variance may be granted by the Board of Adjustment. In order to be eligible for an extension, the applicant shall file an application for extension with the Director of [Public Works](#) [Community and Economic Development](#) at least thirty (30) days prior to the end of the reversion period. A progress report and revised schedule shall be submitted with the request for extension. An extension may be granted only if the Board of Adjustment finds:

1. The applicant has maintained a continuous good faith effort in commencing the activity including, but not limited to, preparing financing, securing state or federal permits, undertaking engineering and design, etc.; and
2. Conditions near the site, these standards and regulations, and the Adams County Comprehensive Plan have not changed in a way to render the original findings erroneous.

2-02-21 VARIANCE

2-02-21-01 PURPOSE

The purpose of this section is to detail the processing steps and requirements for a variance. The variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with their application. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

2-02-21-02 APPLICABILITY

All variance requests must be processed in accordance with this section. The Board of Adjustment may approve a variance from these standards and regulations. A variance may only be approved from the dimensional requirements,

performance standards, and other special physical requirements contained in these standards and regulations. The Board of Adjustment shall not have the authority to grant a variance to use of a property. In addition, the Board of Adjustment may not grant a variance from the noise and height restrictions within the Aviation Zone, the International Airport Clear Zone, or the Height and Noise Overlay Zone Districts.

2-02-21-03 WHO CAN INITIATE A VARIANCE REQUEST

A variance may be requested by, without limitation, any owner of, or person having an interest in the affected property. The applicant has the burden of proof to demonstrate the variance meets the criteria for approval.

2-02-21-04 VARIANCE REVIEW PROCEDURES

A variance may be approved by the Board of Adjustment. Any request for variance shall be processed through a public hearing before the Board of Adjustment (See Steps 1 through 10 below). The Board of Adjustment shall approve, approve with conditions, or deny the variance based on consideration of the staff report, the evidence from the public hearing, and the variance's compliance with the criteria for approval.

2-02-21-05 VARIANCE REVIEW STEPS

The processing of a variance shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Optional, unless the Director of [Community and Economic Development](#)~~Planning and Development~~ determines the development proposal could have significant neighborhood impacts.
3. Development Application Submittal: All items or documents required for obtaining a variance as described in the development application submittal requirements shall be submitted to the Director of [Community and Economic Development](#)~~Planning and Development~~ at least thirty (30) days prior to the first unfilled Board of Adjustment public hearing agenda.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable. However, published notice is not required.

7. Public Hearing: Applicable. A public hearing shall be held before the Board of Adjustment.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of Adjustment in approving a variance may attach any conditions necessary to ensure the variance authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone district in which the subject property is located. Conditions serving to prevent or minimize adverse impacts upon other properties in the neighborhood shall include, but not be limited to limitations on the size and location, hours of operation, requirements for landscaping and screening, lighting limitations, and access requirements.
10. Amendments: Applicable.

2-02-21-06 CRITERIA FOR APPROVAL

The Board of Adjustment in approving a variance shall consider:

1. Special physical requirements or circumstances exist which are peculiar to the land, the lot, or some aspect inherent in the land causes the hardship, and are not applicable to other lands in the same district.
2. The literal interpretation of the provisions of these standards and regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these standards and regulations.
3. Granting of the variance requested will not confer on the applicant any special privilege denied by these standards and regulations for other land in the same zone district.
4. Because of physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of the physical requirements of these standards and regulations.
5. The special circumstances applicable to the property have not been created by voluntary action or negligence by any person presently having an interest in the property.
6. The granting of the variance will be in harmony with the general purpose and intent of these standards and regulations and with the Adams County Comprehensive Plan.
7. The granting of a variance from strict application of these standards and regulations will not cause substantial detriment to the public good or impair the intent of these standards and regulations.

8. The variance would not allow a use which (a) is not otherwise permitted in the zone district in which the property is located, (b) would result in the extension of a non-conforming use, or (c) would change the zone classification of any or all of the subject property.

2-02-21-07 ACTION BY THE DIRECTOR OF ~~PLANNING AND DEVELOPMENT~~ COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL

Upon final approval and fulfillment of all conditions of the Board of Adjustment, the Director of ~~Planning and Development~~ Community and Economic ~~shall~~ Development shall file a variance decision letter with the Office of the Adams County Clerk and Recorder. The variance decision letter shall describe in detail the variance approved by the Board of Adjustment and include all specific conditions applied by the Board of Adjustment, and be accompanied by an official site plan and building elevations modified by the applicant to reflect the conditions of the variance.

2-02-21-08 EFFECT OF APPROVAL

Issuance of a variance shall be deemed to authorize only the particular variation from these standards and regulations for which it is issued. The variance shall run with the land. The applicant shall be subject to all permits required by these standards and regulations to develop the land.

All conditions contained in the variance shall be binding upon the applicant, any successors and assigns. The variance and its conditions shall limit and control the issuance and validity of certificates of occupancy, and shall restrict and limit the construction, location, and maintenance of all land and structures within the boundaries of the property subject to the variance.

2-02-21-09 REVERSION OF APPROVAL

If at the expiration of one (1) year, a building permit has not been issued for the structure for which the variance was approved or the use associated with the variance has not been established, the variance shall expire and the use of the property shall be controlled by these standards and regulations without action by the Board of Adjustment.

2-02-21-10 EXTENSION OF APPROVAL

An extension of the variance to allow for the application for a building permit or the establishment of the use or activity approved by the variance may be granted by the Board of Adjustment. In order to be eligible for an extension, the applicant

shall file an application for extension with the Director of Community and Economic Development~~Planning and Development~~ at least thirty (30) days prior to the end of the reversion period. A progress report and revised schedule shall be submitted with the request for extension. An extension may be granted only if the Board of Adjustment finds that:

1. The applicant has maintained a continuous good faith effort in commencing the activity including, but not limited to, preparing financing, securing state or federal permits, undertaking engineering and design, etc.; and
2. Conditions near the site, these standards and regulations, and the Adams County Comprehensive Plan have not changed in a way to render the original findings erroneous.

CHAPTER 3—ZONE DISTRICT REGULATIONS

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Chapter 3—ZONE DISTRICT REGULATIONS

3-01 GENERAL APPLICATION

The requirements within each zone district shall be the minimum regulations and shall apply to both the use of land or structure within each zone district. No land shall be used or occupied and no structure or building shall be constructed, erected, altered, used, or occupied except in conformity with all standards and regulations specified for the zone district in which it is located, and in conformity with the County's building, subdivision, other standards and regulations, resolutions, and ordinances. All Variance requests are subject to Section 2-02-18 of the Adams County Standards and Regulations, excluding Marijuana Establishments and Sexually Oriented Businesses. These regulations shall be subject to limitations regarding the number of marijuana establishments and/or the type of establishments as set forth by the BOCC in resolution.

3-02 ESTABLISHMENT OF ZONE DISTRICTS

In order to regulate the use of land and buildings, regulate the location, height, bulk and size of buildings and other structures, and to provide for minimum separation between uses and structures, the unincorporated areas of Adams County are divided into the following underlying defined zone districts:

1. Agricultural-3 (A-3)
2. Agricultural-2 (A-2)
3. Agricultural-1 (A-1)
4. Residential Estate (RE)
5. Residential-1-A (R-1-A) Same as R-1-C
6. Residential-1-C (R-1-C)
7. Residential Two-Family (R-2)
8. Residential Moderate Density (R-3)
9. Residential High Density (R-4)
10. Mobile Home Dwelling (MH)
11. Commercial-0 (C-0)
12. Commercial-1 (C-1)
13. Commercial-2 (C-2)
14. Commercial-3 (C-3)
15. Commercial-4 (C-4)
16. Commercial-5 (C-5)
17. Industrial-1 (I-1)
18. Industrial-2 (I-2)
19. Industrial-3 (I-3)
20. Conservation (CO)
21. Public Lands, Parks, Open Space, and Facilities (PL)
22. Planned Unit Development (P.U.D.)
- * Adopted by the BOCC on December 13, 2010**
23. Aviation (AV)
24. Denver International Airport (DIA)

3-03 ESTABLISHMENT OF OVERLAY ZONE DISTRICTS

In order to regulate the use and development of land and buildings where specific issues or concerns must be mitigated due to unusual and unique circumstances or where alternative design concepts are desired or are necessary to mitigate specific conditions, the following overlay zone districts are hereby created:

1. Airport Height Overlay (AHO)
2. Airport Influence Zone (AIZ)
3. Airport Noise Overlay (ANO)
4. Flammable Gas Overlay (FGO)
5. Flood Control Overlay (FCO)
6. Mineral Conservation Overlay (MCO)
7. Natural Resources Conservation Overlay (NRCO)

3-04 INCORPORATION AND INTERPRETATION OF MAPS

The location and boundaries of the zone and overlay zone districts established by these standards and regulations are shown on the zone district maps of Adams County (Adams County Zoning Maps), which are incorporated into these standards and regulations by reference.

If for any reason the location of any zone or overlay zone district boundary line is not readily determinable from the Official Adams County Zoning Maps, the location of the zone or overlay zone district boundary line shall be determined by the Director of ~~Planning and Development~~Community and Economic Development in accordance with the following provisions. Where more than one of the following provisions are applicable in any given situation, the first enumerated applicable provision shall prevail over all other provisions:

1. Where a zone or overlay zone district boundary line is located with reference to a fixture, monument, or natural feature, the location of such fixture, monument, or natural feature shall control.
2. Where a zone or overlay zone district boundary line is given a position within or abutting a highway, road, street, or alley right-of-way which does not appear to be located within any zone or overlay zone district, the zone district boundary line shall be deemed to be in the center of the highway, road, street, or alley right-of-way.
3. Where a zone or overlay zone district boundary line is shown as approximately following subdivision plat lot lines, municipal boundary or County boundary lines, the lot lines, or municipal or County boundary lines shall control.
4. Where a zone or overlay zone district boundary line is shown by a specific dimension, such specific dimension shall control.
5. Where a zone or overlay zone district boundary line is shown by reference to property ownership, the location of the zone or overlay zone district boundary line shall be determined by scaling from the County Assessor's maps.
6. In all other circumstances, the location of the zone or overlay zone district boundary line shall be determined by scaling from the zone district maps.

3-04-01 DIVISION OF A LOT BY A ZONE DISTRICT BOUNDARY

Where a zone or overlay zone district boundary line divides a lot, and where the division makes impractical the reasonable use of the lot, the zone or overlay zone district boundary may be adjusted by the Director of ~~Planning and Development~~Community and Economic Development in either direction not to exceed one hundred (100) feet beyond the district boundary line into the remaining portion of the lot.

3-04-02 PROCEDURE FOR OBTAINING A BOUNDARY INTERPRETATION

Before a boundary interpretation may be provided by the Director of ~~Planning and Development~~Community and Economic Development, a request for interpretation must be submitted to the ~~Planning and Development~~Community and Economic Development Department in a form established by the Director of ~~Planning and Development~~Community and Economic Development. After the Director of ~~Planning and Development~~Community and Economic Development receives the request of interpretation, the Director of ~~Planning and Development~~Community and Economic Development shall determine whether the request is complete, specific, clear and ready for review. If the Director of ~~Planning and Development~~Community and Economic Development determines the request is not complete, a written notice shall be sent to the applicant specifying the deficiencies. The Director of ~~Planning and Development~~Community and Economic Development shall take no further action on the request until the deficiencies are remedied.

After the request has been determined to be sufficient, the Director of ~~Planning and Development~~Community and Economic Development shall review and evaluate the request in light of the terms and provisions of these standards and regulations and the zoning map, and render a written interpretation. The Director of ~~Planning and Development~~Community and Economic Development may consult the County Attorney and other departments before rendering an interpretation. The written interpretation shall be sent to the applicant by U.S. Mail. *Interpretations not in writing shall have no force or effect.* Written interpretations set no precedent and shall be limited to the property identified in the interpretation.

The Director of ~~Planning and Development~~Community and Economic Development shall maintain an official record of all interpretations in the ~~Planning and Development~~Community and Economic Development Department. Such official record shall be available for inspection.

3-05 PERMITTED USES AND INTERPRETATIONS**3-05-01 USES PERMITTED IN EACH ZONE DISTRICT OR OVERLAY ZONE DISTRICT**

The uses permitted in each zone or overlay zone district are specifically designated in Section 3-07 through 3-37. No use not specifically permitted or conditionally permitted shall be allowed in a district unless the Director of ~~Planning and Development~~Community and Economic Development determines the use is similar to an expressly permitted use.

3-05-02 PROCEDURE FOR OBTAINING AN INTERPRETATION OF THE TEXT OF THESE STANDARDS AND REGULATIONS

Before a text interpretation may be provided by the Director of ~~Planning and Development~~Community and Economic Development, a request for interpretation must be submitted to the ~~Planning and Development~~Community and Economic Development Department in a form established by the Director of ~~Planning and Development~~Community and Economic Development. After the Director of ~~Planning and Development~~Community and Economic Development receives the request of interpretation, the Director of ~~Planning and Development~~Community and Economic Development shall determine whether the request is complete, specific, clear and ready for review. If the Director of ~~Planning and Development~~Community and Economic Development determines the request is not complete, a written notice shall be sent to the applicant specifying the deficiencies. The Director of ~~Planning and Development~~Community and Economic Development shall take no further action on the request until the deficiencies are remedied.

After the request has been determined to be sufficient, the Director of ~~Planning and Development~~Community and Economic Development shall review and evaluate the request in light of the terms and provisions of these standards and regulations and the zoning map, and render a written interpretation. The Director of ~~Planning and Development~~Community and Economic Development may consult the County Attorney and other departments before rendering an interpretation. The written interpretation shall be sent to the applicant by U.S. Mail. *Interpretations not in writing shall have no force or effect.* Written interpretations set no precedent and shall be limited to the property identified in the interpretation.

The Director of ~~Planning and Development~~Community and Economic Development shall maintain an official record of all interpretations in the ~~Planning and Development~~Community and Economic Development Department. Such official record shall be available for inspection.

3-05-03 LIMIT OF INTERPRETATION

No interpretation shall authorize any use in a zone or overlay zone district unless the Director of ~~Planning and Development~~Community and Economic Development determines the use is substantially similar to a permitted use or conditionally permitted use in the district. No interpretation shall permit the establishment of any use inconsistent with the statement of purpose for the district in question, and no interpretation shall have the effect of amending, abrogating, or waiving any other standard or requirement established in these standards and regulations.

3-05-04 RELATIONSHIP OF INTERPRETATION TO OTHER STANDARDS

The Director of ~~Planning and Development~~Community and Economic Development may require any use determined to be substantially similar to a permitted use or conditionally permitted use in a district to comply with all other standards contained in these standards and regulations pertaining to the substantially similar use, including, but not limited to, dimensional requirements, parking requirements, design requirements, and performance standards.

3-06 USE CATEGORIES DEFINED

The categories of use defined by these standards and regulations are set forth below. These use categories are established as a means of detailing the permitted uses within each zone district and overlay zone district. The categories are also established to provide consistent review, permitting, design requirements, and performance standards among similar uses. The uses not enumerated in this Section are not necessarily excluded. Section 3-05-01 empowers the Director of ~~Planning and Development~~Community and Economic Development to make interpretations of use. The Director of ~~Planning and Development~~Community and Economic Development may use the most recent edition of the Standard Industrial Classification Manual published by the Executive Office of the President, Office of Management and Budget, or any other sources to help determine whether an unidentified use is substantially similar to an identified permitted or conditional use.

1. Agricultural Uses
 - a. Agricultural Business
 - b. Agricultural Support Businesses and Services
 - c. Farming
 - d. Nurseries
 - e. Ranching
2. Residential Uses
 - a. Group Living Facility
 - b. Manufactured Home Park
 - c. Mobile Home Park
 - d. Multi-Family Dwelling
 - e. Single-Family Dwelling
 - f. Two-Family Dwelling
3. Institutional Uses
 - a. Funeral Home/Mortuary *
 - b. Funeral Home/Mortuary to Include Cremation *
 - c. Halfway House *
 - d. Institutional Care
 - e. Jails and Prisons
 - f. Neighborhood Indoor Uses
 - g. Outdoor Public Uses

- h. Places of Worship
- i. Public Service
- j. Universities
- 4. Commercial Uses
 - a. Airports, Landing Strips and Heliports
 - b. Animal Hospitals
 - c. Automobile Service Stations
 - d. Bed and Breakfast Establishments
 - e. Campgrounds, Commercial
 - f. Communications Towers, Commercial
 - g. Commercial Retail
 - h. Convenience Store
 - i. Drive-In Establishments
 - j. Golf Course/Driving Range, Commercial
 - k. Heavy Retail and Heavy Services
 - l. Indoor Commercial Recreation/Entertainment
 - m. Kennel, Commercial
 - n. Lodging, Commercial
 - o. Massage Business
 - p. Off-Premise Advertising Devices
 - q. Office
 - r. Outdoor Commercial Recreation
 - s. Parking Lot, Commercial
 - t. Racing Facilities
 - u. Restaurants
 - v. Services
 - w. Sexually-Oriented Business
 - x. Trade Schools
- 5. Industrial Uses
 - a. Business Park Uses
 - b. Extraction or Disposal Uses
 - c. Heavy Industry

- d. Heavy Manufacturing or Processing
 - e. Landscape Storage Yards *
 - f. Light Industry
 - g. Light Manufacturing or Processing
 - h. Major Energy Facility
 - i. Moderate Manufacturing or Processing
 - j. Accessory Outdoor Storage (up to 25% of the building area) *
 - k. Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area) *
 - l. Outdoor Storage (in excess of 100% of the building area) *
6. Marijuana Establishments¹
- a. Medical Marijuana Center
 - b. Retail Marijuana Stores
 - c. Medical Marijuana Infused Products Manufacturers
 - d. Retail Marijuana Product Manufacturing Facilities
 - e. Medical Marijuana Optional Premises Cultivation Operations
 - f. Retail Marijuana Cultivation Facilities
 - g. Retail Marijuana Testing Facilities
- * Adopted by the BOCC on December 13, 2010**

3-07 **USE CHART AND DIMENSIONAL REQUIREMENTS**

3-07-01 **USE CHARTⁱ**

The following tables summarize the permitted, conditionally permitted, and prohibited uses in each zone district. These tables are provided for ease of comparing allowed and prohibited uses between zone districts. Other standards or restrictions may apply within a specific zone district. The reader is advised to check the restrictions in the specific zone district section within these standards and regulations, review any restrictions within any overlay zone district which may further limit the permitted and conditional uses, and review any performance standards applicable to the use. If there is a conflict between the Use Chart and Dimensional Requirements (Chart) and the specific language in the zone district then the language in the zone district shall prevail over the chart.

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
AGRICULTURAL USES						
Agricultural Businesses	C	C	C	-	-	-
Dairies	C	C	C	-	-	-
Poultry farms	C	C	C	-	-	-
Fur farms	C	C	C	-	-	-
Exotic animal farms	C	C	C	-	-	-
Animal confinement operations	C	C	C	-	-	-
Agricultural Support Businesses and Services	C	C	C	-	-	-
Equestrian Arena, Commercial	C	C	C	-	-	-
Equestrian Arena, Personal	P	P	P	-	-	-
Farm machinery sales and services	C	C	C	-	-	-
Farm supply sales	C	C	C	-	-	-
Fertilizer manufacturing and processing	C	C	C	-	-	-
Fish hatcheries	C	C	C	-	-	-
Flour mill	C	C	C	-	-	-
Grain elevators	C	C	C	-	-	-
Railroad yards	C	C	C	-	-	-
Riding stables or academy	C	C	C	-	-	-
Truck stops	C	C	C	-	-	-
Underground fuel storage for use on the property	C	C	C	-	-	-
Farming	P	P	P	P	P	P
Animal farming in unconfined operations	P	P	P	-	-	-
Hemp farming	P	P	P	-	-	-
Sod farming	P	P	P	-	-	-
Traditional farming	P	P	P	P	P	P
Tree farming	P	P	P	-	-	-
Nurseries	P	P	P	-	-	-
Ranching	P	P	P	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
RESIDENTIAL USES						
Group Home for the Developmentally Disabled	C	C	C	C	C	C
Group Home for the Elderly	C	C	C	C	C	C
Group Living Facility (1 to 5 persons)	P	P	P	P	P	P
Group Living Facility (in excess of 5 persons)	C	C	C	C	C	C
Group Living Facility (with more than 1 registered sex offender)	C	C	C	C	C	C
Manufactured Home Park	-	-	-	-	C	C
Mobile Home Park	-	-	-	-	-	-
Multi-Family Dwelling	-	-	-	-	-	-
Single-Family Dwelling	P	P	P	P	P	P
Two-Family Dwelling	C	C	C	-	-	P
INSTITUTIONAL USES						
Funeral Home/Mortuary*	P	P	P	-	-	-
Funeral Home/Mortuary to include Cremation*	C	C	C	-	-	-
Halfway House*	-	-	C	-	-	-
Institutional Care	C	C	C	C	C	C
Boarding/rooming houses	C	C	C	C	C	C
Convalescent homes	C	C	C	C	C	C
Convents or monasteries	C	C	C	C	C	C
Foster homes	C	C	C	C	C	C
Hospitals/clinics	C	C	C	C	C	C
Nursing homes	C	C	C	C	C	C
Protective living facilities	C	C	C	C	C	C
Sanitariums	C	C	C	C	C	C
Sheltered care homes	C	C	C	C	C	C
Jails and Prisons	-	-	C	-	-	-
Jails	-	-	C	-	-	-
Penal institutions	-	-	C	-	-	-
Prisons	-	-	C	-	-	-
Neighborhood Indoor Uses	C	C	C	C	C	C
Branch libraries	C	C	C	C	C	C
Day care centers (day or nursery schools) (Adult* or Child)	C	C	C	C	C	C
Gymnasiums	C	C	C	C	C	C

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Handball	C	C	C	C	C	C
Handball courts	C	C	C	C	C	C
Indoor recreational centers	C	C	C	C	C	C
Indoor skating rinks (ice or roller)	C	C	C	C	C	C
Indoor swimming pools	C	C	C	C	C	C
Neighborhood community or recreational centers	C	C	C	C	C	C
Public or private primary and secondary schools (excluding trade schools)	C	C	C	C	C	C
Racquetball	C	C	C	C	C	C
Tennis	C	C	C	C	C	C
Outdoor Public Uses	P	P	P	P	P	P
Arboretums	P	P	P	P	P	P
Areas for hiking	P	P	P	P	P	P
Cemeteries, with or without caretaker residences*	C	C	P	-	-	-
Garden plots	P	P	P	P	P	P
Nature areas	P	P	P	P	P	P
Picnic areas	P	P	P	P	P	P
Public areas for active recreational activities	P	P	P	P	P	P
Recreation-oriented parks	P	P	P	P	P	P
Wildlife sanctuaries	P	P	P	P	P	P
Places of Worship	C	C	P	C	C	C
Public Service	C	C	C	C	C	C
All government-owned facilities except landfills or mining facilities	C	C	C	C	C	C
Emergency service buildings or garages	C	C	C	C	C	C
Government offices	C	C	C	C	C	C
Utility substations or transmission and distribution facilities	C	C	C	C	C	C
Universities	C	C	C	C	C	C
COMMERCIAL USES						

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Airports, Landing Strips and Heliports	C	C	C	-	-	-
Animal Hospitals	C	C	C	-	-	-
Automobile Service Stations	-	-	-	-	-	-
Car washes	-	-	-	-	-	-
Convenience stores with gas pumps where vehicles are serviced with minor repairs, oil changes, etc.	-	-	-	-	-	-
Gas stations	-	-	-	-	-	-
Bed and Breakfast Establishments	P	P	P	C	C	-
Campgrounds, Commercial	C	C	C	-	-	-
Camps	C	C	C	-	-	-
Campsites	C	C	C	-	-	-
Recreational vehicle parks	C	C	C	-	-	-
Tents	C	C	C	-	-	-
Trailer parks	C	C	C	-	-	-
Communications Towers, Commercial	C	C	C	-	-	-
Antenna arrays (satellite dishes)	C	C	C	-	-	-
Radio or TV broadcasting towers	C	C	C	-	-	-
Telecommunications towers	C	C	C	-	-	-
Commercial Retail	-	-	-	-	-	-
Apparel and accessory stores	-	-	-	-	-	-
Building supplies	-	-	-	-	-	-
Cabinet sales	-	-	-	-	-	-
Dry cleaners	-	-	-	-	-	-
Engineering and management services	-	-	-	-	-	-
Food stores	-	-	-	-	-	-
Furniture and home furnishings stores	-	-	-	-	-	-
General merchandise stores	-	-	-	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited
Adams County Development Standards and Regulations

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Greenhouses (retail) and greenhouses with garden supplies	-	-	-	-	-	-
Health services	-	-	-	-	-	-
Legal services	-	-	-	-	-	-
Membership organizations	-	-	-	-	-	-
Miscellaneous retail except fuel dealers	-	-	-	-	-	-
Miscellaneous services	-	-	-	-	-	-
Social services except care facilities	-	-	-	-	-	-
Convenience Retail Store	-	-	-	-	-	-
Drive-In Establishments	-	-	-	-	-	-
Golf Course/Driving Range, Commercial	C	C	C	C	C	C
Heavy Retail and Heavy Services	-	-	C	-	-	-
Auto/truck rental/leasing	-	-	C	-	-	-
Automobile dealers	-	-	C	-	-	-
Automotive repair except top, body, upholstery repair, paint, and tire retreading shops	-	-	C	-	-	-
Automotive services except wrecking or towing storage yards	-	-	C	-	-	-
Cabinet manufacturing with sales	-	-	C	-	-	-
Cold storage	-	-	C	-	-	-
Firewood sales, storage, and splitting	-	-	C	-	-	-
Flea market	-	-	C	-	-	-
Mobile home and manufactured housing dealers with mobile home sales office	-	-	C	-	-	-
Pawn shops	-	-	C	-	-	-
Radio and TV broadcasting station	-	-	C	-	-	-
Indoor Commercial Recreation/Entertainment	-	-	-	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Assembly halls	-	-	-	-	-	-
Auditoriums	-	-	-	-	-	-
Bowling alleys	-	-	-	-	-	-
Indoor sports arenas	-	-	-	-	-	-
Movie theaters	-	-	-	-	-	-
Physical fitness facilities	-	-	-	-	-	-
Pool arcades	-	-	-	-	-	-
Video arcades	-	-	-	-	-	-
Kennel, Commercial	C	C	C	-	-	-
Lodging, Commercial	-	-	-	-	-	-
Convention centers	-	-	-	-	-	-
Hotels	-	-	-	-	-	-
Motels	-	-	-	-	-	-
Massage Business	-	-	-	-	-	-
Off-Premise Advertising Devices	-	-	-	-	-	-
Office	-	-	-	-	-	-
Banking and other credit agencies (offices only)	-	-	-	-	-	-
Business services	-	-	-	-	-	-
Commodity brokers and services	-	-	-	-	-	-
Holding and other investments	-	-	-	-	-	-
Insurance carriers	-	-	-	-	-	-
Medical offices	-	-	-	-	-	-
Real estate	-	-	-	-	-	-
Security	-	-	-	-	-	-
Outdoor Commercial Recreation	C	C	C	-	-	-
Amusement parks	C	C	C	-	-	-
Archery ranges	C	C	C	-	-	-
Batting cages	C	C	C	-	-	-
Drive-in theaters	C	C	C	-	-	-
Go-cart establishments	C	C	C	-	-	-
Ice and roller skating rinks	C	C	C	-	-	-
Miniature golf establishments	C	C	C	-	-	-
Music arenas	C	C	C	-	-	-

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Outdoor commercial amusement facilities	C	C	C	-	-	-
Pistol and shooting ranges	C	C	C	-	-	-
Theme parks	C	C	C	-	-	-
Water slides	C	C	C	-	-	-
Parking Lot, Commercial	-	C	C	-	-	-
Racing Facilities	-	-	C	-	-	-
Automobile racing	-	-	C	-	-	-
Dog tracks	-	-	C	-	-	-
Horse racing	-	-	C	-	-	-
Truck racing	-	-	C	-	-	-
Restaurants	-	-	-	-	-	-
Services	-	-	C	-	-	-
Sexually Oriented Business	-	-	-	-	-	-
Trade Schools	C	C	C	-	-	-
INDUSTRIAL USES						
Business Park Uses	-	-	-	-	-	-
Apparel and other finished products made from fabrics and similar materials	-	-	-	-	-	-
Arrangement of transportation of freight and cargo	-	-	-	-	-	-
Bakeries	-	-	-	-	-	-
Communications	-	-	-	-	-	-
Development and testing services	-	-	-	-	-	-
Measuring, analyzing, and controlling instrument manufacturing	-	-	-	-	-	-
Medical and optical goods	-	-	-	-	-	-
Motion picture production and allied services	-	-	-	-	-	-
Moving companies	-	-	-	-	-	-
Musical instruments and sporting/athletic goods manufacturing	-	-	-	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Photographic	-	-	-	-	-	-
Research	-	-	-	-	-	-
Space research and technology	-	-	-	-	-	-
United states postal service	-	-	-	-	-	-
Watches and clocks	-	-	-	-	-	-
Extraction or Disposal Uses	C/S	C/S	C/S	C/S	C/S	C/S
Heavy Industry	-	C	C	-	-	-
Alcoholic beverage manufacturing	-	C	C	-	-	-
Asphalt and concrete production facilities	-	C	C	-	-	-
Auction yards with livestock	-	C	C	-	-	-
Automobile manufacturing	-	C	C	-	-	-
Chemical manufacturing	-	C	C	-	-	-
Chemicals and allied products manufacturing except drugs	-	C	C	-	-	-
Heavy construction contractors	-	C	C	-	-	-
Manufactured homes	-	C	C	-	-	-
Meat processing, packing, packaging, and slaughterhouses	-	C	C	-	-	-
Paper, pulp, or paperboard mills	-	C	C	-	-	-
Petroleum products manufacturing	-	C	C	-	-	-
Railroad transportation	-	C	C	-	-	-
Rubber and miscellaneous plastics manufacturing	-	C	C	-	-	-
Salvage yards	-	C	C	-	-	-
Sawmills	-	C	C	-	-	-
Stone and clay products	-	C	C	-	-	-

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
The storage and disassembly of vehicles and the re-assembly of various parts	-	C	C	-	-	-
Trailer and truck manufacturing	-	C	C	-	-	-
Transportation equipment	-	C	C	-	-	-
Utility production or processing facilities	-	C	C	-	-	-
Heavy Manufacturing or Processing	-	-	-	-	-	-
Abrasive manufacturing	-	-	-	-	-	-
Acid manufacturing	-	-	-	-	-	-
Asbestos products manufacturing	-	-	-	-	-	-
Boiler or tank manufacturing	-	-	-	-	-	-
Bone reduction	-	-	C	-	-	-
Caustic soda manufacturing	-	-	-	-	-	-
Celluloid manufacturing	-	-	-	-	-	-
Coal, coke yards, or coal classifications	-	-	-	-	-	-
Detergent, soap, and by-products manufacturing using animal fat	-	-	-	-	-	-
Disinfectant, insecticide, or poison manufacturing	-	-	-	-	-	-
Distillation of bone, refuse, grain, and wood	-	-	-	-	-	-
Dye manufacturing	-	-	-	-	-	-
Felt manufacturing	-	-	-	-	-	-
Fossil fuel manufacturing	-	-	-	-	-	-
Fuel, oil, gasoline, and petroleum products (bulk storage and/or sale)	-	-	-	-	-	-
Hazardous waste treatment facility	-	-	-	-	-	-
Linseed oil, shellac, and turpentine manufacturing and refinery	-	-	-	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Lubrication and grease manufacturing	-	-	-	-	-	-
Lumber mills, planing mills, and storage of logs	-	-	-	-	-	-
Oil compounding	-	-	-	-	-	-
Paint and enamel manufacturing	-	-	-	-	-	-
Pickle manufacturing	-	C	C	-	-	-
Recycling Facilities	-	-	C	-	-	-
Scrap processing or shredding yard	-	-	-	-	-	-
Smelting or refining of metal	-	-	-	-	-	-
Sugar and beet refining	-	-	-	-	-	-
Tar and waterproofing (materials manufacturing, treatment, and bulk storage)	-	-	-	-	-	-
Landscape Storage Yards*	-	-	C	-	-	-
Light Industry	-	-	C	-	-	-
Auction houses without livestock	-	-	C	-	-	-
Auto towing and storage yards	-	-	C	-	-	-
Automotive repair, including top, body, upholstery repair, paint, and tire re-treading shops	-	-	C	-	-	-
Bus repair	-	-	C	-	-	-
Dairy and food processing and manufacturing facilities	-	-	C	-	-	-
Drug manufacturing	-	-	C	-	-	-
Dry cleaning plants	-	-	C	-	-	-
Electric and electronic equipment, including electronic distribution and electrical industrial	-	-	C	-	-	-
Fabricated metal, sheet metal shops, metal products manufacturing	-	-	C	-	-	-
Fuel and ice dealers	-	-	C	-	-	-

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Furniture and fixtures	-	-	C	-	-	-
General building contractors	-	-	C	-	-	-
Instruments and related products	-	-	C	-	-	-
Leather and leather products, including tanning and finishing	-	-	C	-	-	-
Local and interurban passenger transit	C	C	C	-	-	-
Lumber, building materials, and wood products	-	-	C	-	-	-
Meat processing and packaging, excluding meat packing and slaughter	-	-	C	-	-	-
Miscellaneous manufacturing industries	-	-	C	-	-	-
Paper products, except mills	-	-	C	-	-	-
Printing and publishing	-	-	C	-	-	-
Recreational vehicle storage	-	-	C	-	-	-
Special trade contractors	-	-	C	-	-	-
Special warehousing and storage	-	-	C	-	-	-
Textiles and apparel	-	-	C	-	-	-
Transportation services	-	-	C	-	-	-
Trucking and general warehousing, including mini-storage	-	-	C	-	-	-
Welding repair	-	-	C	-	-	-
Wholesale trade (durable and non-durable)	-	-	C	-	-	-
Light Manufacturing or Processing	-	-	-	-	-	-
Beverage manufacturing	-	-	-	-	-	-
Book binding	-	-	-	-	-	-
Canvas products manufacturing	-	-	-	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Clothing or cloth manufacturing	-	-	-	-	-	-
Office and computing machines	-	-	-	-	-	-
Electronics manufacturing	-	-	-	-	-	-
Furnace installation, repair, and cleaning	-	-	-	-	-	-
Hosiery manufacturing	-	-	-	-	-	-
Machine shops	-	-	-	-	-	-
Machine tool manufacturing	-	-	-	-	-	-
Machinery sales	-	-	-	-	-	-
Public utility storage, yards, and service installments	-	-	-	-	-	-
Shoe manufacturing	-	-	-	-	-	-
Sign manufacturing, repair, and maintenance	-	-	-	-	-	-
Major Energy Facility	C	C	C	C	C	C
Moderate Manufacturing or Processing						
Can manufacturing	-	-	-	-	-	-
Candy product manufacturing (for sale off premises)	-	-	-	-	-	-
Cement, cinder block, concrete, lime or plaster manufacturing	-	-	-	-	-	-
Cosmetic and perfume manufacturing	-	-	-	-	-	-
Creosote manufacturing or treatment plant	-	-	-	-	-	-
Fat rendering production	-	-	-	-	-	-
Forging plant and foundry	-	-	-	-	-	-
Glass or glass product manufacturing	-	-	-	-	-	-
Metal ingots, casting sheets, or bearings, forging or rolling mills	-	-	-	-	-	-
Millinery manufacturing	-	-	-	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Mobile homes manufacturing and storage	-	-	-	-	-	-
Vacation camper manufacturing	-	-	-	-	-	-
Accessory Outdoor Storage (up to 25% of the building area)*	-	-	-	-	-	-
Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area)*	-	-	-	-	-	-
Outdoor Storage (in excess of 100% of the building area)*	-	-	-	-	-	-
MARIJUANA ESTABLISHMENTS						
Medical Marijuana Center	-	-	-	-	-	-
Retail Marijuana Store	-	-	-	-	-	-
Medical Marijuana Infused Products Manufacturer	-	-	-	-	-	-
Retail Marijuana Product Manufacturing Facility	-	-	-	-	-	-
Medical Marijuana Optional Premises Cultivation Operation	-	-	P	-	-	-
Retail Marijuana Cultivation Facility	-	-	P	-	-	-
Retail Marijuana Testing Facility	-	-	-	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
AGRICULTURAL USES							
Agricultural Businesses	-	-	-	-	-	-	-
Dairies	-	-	-	-	-	-	-
Poultry farms	-	-	-	-	-	-	-
Fur farms	-	-	-	-	-	-	-
Exotic animal farms	-	-	-	-	-	-	-
Animal confinement operations	-	-	-	-	-	-	-
Agricultural Support Businesses and Services	-	-	-	-	-	-	-
Equestrian Arena, Commercial	-	-	-	-	-	-	-
Equestrian Arena, Personal	-	-	-	-	-	-	-
Farm machinery sales and services	-	-	-	-	-	-	-
Farm supply sales	-	-	-	-	-	-	-
Fertilizer manufacturing and processing	-	-	-	-	-	-	-
Fish hatcheries	-	-	-	-	-	-	-
Flour mill	-	-	-	-	-	-	-
Grain elevators	-	-	-	-	-	-	-
Railroad yards	-	-	-	-	-	-	-
Riding stables or academy	-	-	-	-	-	-	-
Truck stops	-	-	-	-	-	-	-
Underground fuel storage for use on the property	-	-	-	-	-	-	-
Farming	P	P	P	P	P	P	P
Animal farming in unconfined operations	-	-	-	-	-	-	-
Hemp farming	-	-	-	-	-	-	-
Sod farming	-	-	-	-	-	-	-
Traditional farming	P	P	P	P	P	P	P
Tree farming	-	-	-	-	-	-	-
Nurseries	-	-	-	P	P	P	P
Ranching	-	-	-	-	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
RESIDENTIAL USES							
Group Home for the Developmentally Disabled	C	C	C	-	-	-	-
Group Home for the Elderly	C	C	C	-	-	-	-
Group Living Facility (1 to 5 persons)	P	P	C	-	-	-	-
Group Living Facility (in excess of 5 persons)	C	C	C	-	-	-	-
Group Living Facility (with more than 1 registered sex offender)	C	C	C	-	-	-	-
Manufactured Home Park	C	C	C	C	C	-	-
Mobile Home Park	-	-	P	-	-	-	-
Multi-Family Dwelling	P	P	C	C	C	-	-
Single-Family Dwelling	C	C	P	C	-	-	-
Two-Family Dwelling	C	C	C	C	-	-	-
INSTITUTIONAL USES							
Funeral Home/Mortuary*	-	-	-	-	-	-	P
Funeral Home/Mortuary to include Cremation*	-	-	-	-	-	-	C
Halfway House*	-	-	-	-	-	-	-
Institutional Care	C	C	C	P	P	P	P
Boarding/rooming houses	C	C	C	P	P	P	P
Convalescent homes	C	C	C	P	P	P	P
Convents or monasteries	C	C	C	P	P	P	P
Foster homes	C	C	C	P	P	P	P
Hospitals/clinics	C	C	C	P	P	P	P
Nursing homes	C	C	C	P	P	P	P
Protective living facilities	C	C	C	P	P	P	P
Sanitariums	C	C	C	P	P	P	P
Sheltered care homes	C	C	C	P	P	P	P
Jails and Prisons	-	-	-	-	-	-	-
Jails	-	-	-	-	-	-	-
Penal institutions	-	-	-	-	-	-	-
Prisons	-	-	-	-	-	-	-
Neighborhood Indoor Uses	C	C	C	P	P	P	P
Branch libraries	C	C	C	P	P	P	P
Day care centers (day or nursery schools) (Adult* or Child)	C	C	C	P	P	P	P
Gymnasiums	C	C	C	P	P	P	P
Handball	C	C	C	P	P	P	P

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Handball courts	C	C	C	P	P	P	P
Indoor recreational centers	C	C	C	P	P	P	P
Indoor skating rinks (ice or roller)	C	C	C	P	P	P	P
Indoor swimming pools	C	C	C	P	P	P	P
Neighborhood community or recreational centers	C	C	C	P	P	P	P
Public or private primary and secondary schools (excluding trade schools)	C	C	C	P	P	P	P
Racquetball	C	C	C	P	P	P	P
Tennis	C	C	C	P	P	P	P
Outdoor Public Uses	P	P	P	P	P	P	P
Arboretums	P	P	P	P	P	P	P
Areas for hiking	P	P	P	P	P	P	P
Cemeteries, with or without caretaker residences*	-	-	-	-	-	-	P
Garden plots	P	P	P	P	P	P	P
Nature areas	P	P	P	P	P	P	P
Picnic areas	P	P	P	P	P	P	P
Public areas for active recreational activities	P	P	P	P	P	P	P
Recreation-oriented parks	P	P	P	P	P	P	P
Wildlife sanctuaries	P	P	P	P	P	P	P
Places of Worship	C	C	C	P	P	P	P
Public Service	C	C	C	C	C	C	C
All government-owned facilities except landfills or mining facilities	C	C	C	C	C	C	C
Emergency service buildings or garages	C	C	C	C	C	C	C
Government offices	C	C	C	C	C	C	C
Utility substations or transmission and distribution facilities	C	C	C	C	C	C	C
Universities	-	-	-	C	C	C	C
COMMERCIAL USES							
Airports, Landing Strips and Heliports	-	-	-	-	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Animal Hospitals	-	-	-	P	P	P	P
Automobile Service Stations	-	-	-	P	P	P	P
Car washes	-	-	-	P	P	P	P
Convenience stores with gas pumps where vehicles are serviced with minor repairs, oil changes, etc.	-	-	-	P	P	P	P
Gas stations	-	-	-	P	P	P	P
Bed and Breakfast Establishments	-	-	-	P	P	P	P
Campgrounds, Commercial	-	-	-	C	C	C	C
Camps	-	-	-	C	C	C	C
Campsites	-	-	-	C	C	C	C
Recreational vehicle parks	-	-	-	C	C	C	C
Tents	-	-	-	C	C	C	C
Trailer parks	-	-	-	C	C	C	C
Communications Towers, Commercial	-	-	-	C	C	C	C
Antenna arrays (satellite dishes)	-	-	-	C	C	C	C
Radio or TV broadcasting towers	-	-	-	C	C	C	C
Telecommunications towers	-	-	-	C	C	C	C
Commercial Retail	-	-	-	P	P	P	P
Apparel and accessory stores	-	-	-	P	P	P	P
Building supplies	-	-	-	P	P	P	P
Cabinet sales	-	-	-	P	P	P	P
Dry cleaners	-	-	-	P	P	P	P
Engineering and management services	-	-	-	P	P	P	P
Food stores	-	-	-	P	P	P	P
Furniture and home furnishings stores	-	-	-	P	P	P	P
General merchandise stores	-	-	-	P	P	P	P

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Greenhouses (retail) and greenhouses with garden supplies	-	-	-	P	P	P	P
Health services	-	-	-	P	P	P	P
Legal services	-	-	-	P	P	P	P
Membership organizations	-	-	-	P	P	P	P
Miscellaneous retail except fuel dealers	-	-	-	P	P	P	P
Miscellaneous services	-	-	-	P	P	P	P
Social services except care facilities	-	-	-	P	P	P	P
Convenience Retail Store	-	-	-	P	P	P	P
Drive-In Establishments	-	-	-	C	C	P	P
Golf Course/Driving Range, Commercial	C	C	C	C	C	P	P
Heavy Retail and Heavy Services	-	-	-	-	-	C	C
Auto/truck rental/leasing	-	-	-	-	-	C	C
Automobile dealers	-	-	-	C	C	P	P
Automotive repair except top, body, upholstery repair, paint, and tire retreading shops	-	-	-	-	-	C	C
Automotive services except wrecking or towing storage yards	-	-	-	-	-	C	C
Cabinet manufacturing with sales	-	-	-	-	-	C	C
Cold storage	-	-	-	-	-	C	C
Firewood sales, storage, and splitting	-	-	-	-	-	C	C
Flea market	-	-	-	-	-	C	C
Mobile home and manufactured housing dealers with mobile home sales office	-	-	-	-	-	C	C
Pawn shops	-	-	-	-	-	C	C
Radio and TV broadcasting station	-	-	-	-	-	C	C
Indoor Commercial Recreation/Entertainment	-	-	-	-	C	P	P

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Assembly halls	-	-	-	-	C	P	P
Auditoriums	-	-	-	-	C	P	P
Bowling alleys	-	-	-	-	C	P	P
Indoor sports arenas	-	-	-	-	C	P	P
Movie theaters	-	-	-	-	C	P	P
Physical fitness facilities	-	-	-	-	C	P	P
Pool arcades	-	-	-	-	C	P	P
Video arcades	-	-	-	-	C	P	P
Kennel, Commercial	-	-	-	-	C	C	C
Lodging, Commercial	-	-	-	C	P	P	P
Convention centers	-	-	-	C	P	P	P
Hotels	-	-	-	C	P	P	P
Motels	-	-	-	C	P	P	P
Massage Business	-	-	-	C	C	C	C
Off-Premise Advertising Devices	-	-	-	-	-	-	-
Office	-	-	-	P	P	P	P
Banking and other credit agencies (offices only)	-	-	-	P	P	P	P
Business services	-	-	-	P	P	P	P
Commodity brokers and services	-	-	-	P	P	P	P
Holding and other investments	-	-	-	P	P	P	P
Insurance carriers	-	-	-	P	P	P	P
Medical offices	-	-	-	P	P	P	P
Real estate	-	-	-	P	P	P	P
Security	-	-	-	P	P	P	P
Outdoor Commercial Recreation	-	-	-	-	C	C	C
Amusement parks	-	-	-	-	C	C	C
Archery ranges	-	-	-	-	C	C	C
Batting cages	-	-	-	-	C	C	C
Drive-in theaters	-	-	-	-	C	C	C
Go-cart establishments	-	-	-	-	C	C	C
Ice and roller skating rinks	-	-	-	-	C	C	C
Miniature golf establishments	-	-	-	-	C	C	C
Music arenas	-	-	-	-	C	C	C
Outdoor commercial amusement facilities	-	-	-	-	C	C	C

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Pistol and shooting ranges	-	-	-	-	C	C	C
Theme parks	-	-	-	-	C	C	C
Water slides	-	-	-	-	C	C	C
Parking Lot, Commercial	-	-	-	-	C	C	C
Racing Facilities	-	-	-	-	-	-	-
Automobile racing	-	-	-	-	-	-	-
Dog tracks	-	-	-	-	-	-	-
Horse racing	-	-	-	-	-	-	-
Truck racing	-	-	-	-	-	-	-
Restaurants	-	-	-	C	P	P	P
Services	-	-	-	P	P	P	P
Sexually Oriented Business	-	-	-	-	-	-	-
Trade Schools	-	-	-	-	C	C	P
INDUSTRIAL USES							
Business Park Uses	-	-	-	C	C	C	C
Apparel and other finished products made from fabrics and similar materials	-	-	-	C	C	C	C
Arrangement of transportation of freight and cargo	-	-	-	C	C	C	C
Bakeries	-	-	-	C	C	C	C
Communications	-	-	-	C	C	C	C
Development and testing services	-	-	-	C	C	C	C
Measuring, analyzing, and controlling instrument manufacturing	-	-	-	C	C	C	C
Medical and optical goods	-	-	-	C	C	C	C
Motion picture production and allied services	-	-	-	C	C	C	C
Moving companies	-	-	-	C	C	C	C
Musical instruments and sporting/athletic goods manufacturing	-	-	-	C	C	C	C
Photographic	-	-	-	C	C	C	C
Research	-	-	-	C	C	C	C

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Space research and technology	-	-	-	C	C	C	C
United states postal service	-	-	-	C	C	C	C
Watches and clocks	-	-	-	C	C	C	C
Extraction or Disposal Uses	C/S	C/S	C/S	C/S	C/S	C/S	C/S
Heavy Industry	-	-	-	-	-	-	-
Alcoholic beverage manufacturing	-	-	-	C	C	C	C
Asphalt and concrete production facilities	-	-	-	-	-	-	-
Auction yards with livestock	-	-	-	-	-	-	-
Automobile manufacturing	-	-	-	-	-	-	-
Chemical manufacturing	-	-	-	-	-	-	-
Chemicals and allied products manufacturing except drugs	-	-	-	-	-	-	-
Heavy construction contractors	-	-	-	-	-	-	-
Manufactured homes	-	-	-	-	-	-	-
Meat processing, packing, packaging, and slaughterhouses	-	-	-	-	-	-	-
Paper, pulp, or paperboard mills	-	-	-	-	-	-	-
Petroleum products manufacturing	-	-	-	-	-	-	-
Railroad transportation	-	-	-	-	-	-	-
Rubber and miscellaneous plastics manufacturing	-	-	-	-	-	-	-
Salvage yards	-	-	-	-	-	-	-
Sawmills	-	-	-	-	-	-	-
Stone and clay products	-	-	-	-	-	-	-
The storage and disassembly of vehicles and the re-assembly of various parts	-	-	-	-	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Trailer and truck manufacturing	-	-	-	-	-	-	-
Transportation equipment	-	-	-	-	-	-	-
Utility production or processing facilities	-	-	-	-	-	-	-
Heavy Manufacturing or Processing	-	-	-	-	-	-	-
Abrasive manufacturing	-	-	-	-	-	-	-
Acid manufacturing	-	-	-	-	-	-	-
Asbestos products manufacturing	-	-	-	-	-	-	-
Boiler or tank manufacturing	-	-	-	-	-	-	-
Bone reduction	-	-	-	-	-	-	-
Caustic soda manufacturing	-	-	-	-	-	-	-
Celluloid manufacturing	-	-	-	-	-	-	-
Coal, coke yards, or coal classifications	-	-	-	-	-	-	-
Detergent, soap, and by-products manufacturing using animal fat	-	-	-	-	-	-	-
Disinfectant, insecticide, or poison manufacturing	-	-	-	-	-	-	-
Distillation of bone, refuse, grain, and wood	-	-	-	-	-	-	-
Dye manufacturing	-	-	-	-	-	-	-
Felt manufacturing	-	-	-	-	-	-	-
Fossil fuel manufacturing	-	-	-	-	-	-	-
Fuel, oil, gasoline, and petroleum products (bulk storage and/or sale)	-	-	-	C	C	C	C
Hazardous waste treatment facility	-	-	-	-	-	-	-
Linseed oil, shellac, and turpentine manufacturing and refinery	-	-	-	-	-	-	-
Lubrication and grease manufacturing	-	-	-	-	-	-	-
Lumber mills, planing mills, and storage of logs	-	-	-	-	-	-	-
Oil compounding	-	-	-	-	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Paint and enamel manufacturing	-	-	-	-	-	-	-
Pickle manufacturing	-	-	-	-	-	-	-
Recycling Facilities	-	-	-	-	-	-	-
Scrap processing or shredding yard	-	-	-	-	-	-	-
Smelting or refining of metal	-	-	-	-	-	-	-
Sugar and beet refining	-	-	-	-	-	-	-
Tar and waterproofing (materials manufacturing, treatment, and bulk storage)	-	-	-	-	-	-	-
Landscape Storage Yards*	-	-	-	-	-	-	-
Light Industry	-	-	-	-	-	-	-
Auction houses without livestock	-	-	-	-	-	-	-
Auto towing and storage yards	-	-	-	-	-	-	-
Automotive repair, including top, body, upholstery repair, paint, and tire re-treading shops	-	-	-	-	-	-	-
Bus repair	-	-	-	-	-	-	-
Dairy and food processing and manufacturing facilities	-	-	-	-	-	-	-
Drug manufacturing	-	-	-	-	-	-	-
Dry cleaning plants	-	-	-	-	-	-	-
Electric and electronic equipment, including electronic distribution and electrical industrial	-	-	-	-	-	-	-
Fabricated metal, sheet metal shops, metal products manufacturing	-	-	-	-	-	-	-
Fuel and ice dealers	-	-	-	-	-	-	-
Furniture and fixtures	-	-	-	-	-	-	-
General building contractors	-	-	-	-	-	-	-
Instruments and related products	-	-	-	-	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Leather and leather products, including tanning and finishing	-	-	-	-	-	-	-
Local and interurban passenger transit	-	-	-	-	-	-	-
Lumber, building materials, and wood products	-	-	-	-	-	-	-
Meat processing and packaging, excluding meat packing and slaughter	-	-	-	-	-	-	-
Miscellaneous manufacturing industries	-	-	-	-	-	-	-
Paper products, except mills	-	-	-	-	-	-	-
Printing and publishing	-	-	-	-	-	-	-
Recreational vehicle storage	-	-	-	-	-	-	-
Special trade contractors	-	-	-	-	-	-	-
Special warehousing and storage	-	-	-	-	-	-	-
Textiles and apparel	-	-	-	-	-	-	-
Transportation services	-	-	-	-	-	-	-
Trucking and general warehousing, including mini-storage	-	-	-	-	-	-	-
Welding repair	-	-	-	-	-	-	-
Wholesale trade (durable and non-durable)	-	-	-	-	-	-	-
Light Manufacturing or Processing	-	-	-	-	-	-	-
Beverage manufacturing	-	-	-	-	-	-	-
Book binding	-	-	-	-	-	-	-
Canvas products manufacturing	-	-	-	-	-	-	-
Clothing or cloth manufacturing	-	-	-	-	-	-	-
Office and computing machines	-	-	-	-	-	-	-
Electronics manufacturing	-	-	-	-	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Furnace installation, repair, and cleaning	-	-	-	-	-	-	-
Hosiery manufacturing	-	-	-	-	-	-	-
Machine shops	-	-	-	-	-	-	-
Machine tool manufacturing	-	-	-	-	-	-	-
Machinery sales	-	-	-	-	-	-	-
Public utility storage, yards, and service installments	-	-	-	-	-	-	-
Shoe manufacturing	-	-	-	-	-	-	-
Sign manufacturing, repair, and maintenance	-	-	-	-	-	-	-
Major Energy Facility	C	C	C	C	C	C	C
Moderate Manufacturing or Processing	-	-	-	-	-	-	-
Can manufacturing	-	-	-	-	-	-	-
Candy product manufacturing (for sale off premises)	-	-	-	-	-	-	-
Cement, cinder block, concrete, lime or plaster manufacturing	-	-	-	-	-	-	-
Cosmetic and perfume manufacturing	-	-	-	-	-	-	-
Creosote manufacturing or treatment plant	-	-	-	-	-	-	-
Fat rendering production	-	-	-	-	-	-	-
Forging plant and foundry	-	-	-	-	-	-	-
Glass or glass product manufacturing	-	-	-	-	-	-	-
Metal ingots, casting sheets, or bearings, forging or rolling mills	-	-	-	-	-	-	-
Millinery manufacturing	-	-	-	-	-	-	-
Mobile homes manufacturing and storage	-	-	-	-	-	-	-
Vacation camper manufacturing	-	-	-	-	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Accessory Outdoor Storage (up to 25% of the building area)*	-	-	-	-	-	-	P
Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area)*	-	-	-	-	-	-	-
Outdoor Storage (in excess of 100% of the building area)*	-	-	-	-	-	-	-
MARIJUANA ESTABLISHMENTS							
Medical Marijuana Center	-	-	-	-	-	-	P
Retail Marijuana Store	-	-	-	-	-	-	P
Medical Marijuana Infused Products Manufacturer	-	-	-	-	-	-	-
Retail Marijuana Product Manufacturing Facility	-	-	-	-	-	-	-
Medical Marijuana Optional Premises Cultivation Operation	-	-	-	-	-	-	P
Retail Marijuana Cultivation Facility	-	-	-	-	-	-	P
Retail Marijuana Testing Facility	-	-	-	-	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
AGRICULTURAL USES							
Agricultural Businesses	C	P	P	P	P	-	-
Dairies	C	P	P	P	P	-	-
Poultry farms	C	P	P	P	P	-	-
Fur farms	C	P	P	P	P	-	-
Exotic animal farms	C	P	P	P	P	-	-
Animal confinement operations	C	P	P	P	P	-	-
Agricultural Support Businesses and Services	C	P	P	P	P	-	-
Equestrian Arena, Commercial	-	-	-	-	-	-	-
Equestrian Arena, Personal	-	-	-	-	-	-	-
Farm machinery sales and services	C	P	P	P	P	-	-
Farm supply sales	C	P	P	P	P	-	-
Fertilizer manufacturing and processing	C	P	P	P	P	-	-
Fish hatcheries	C	P	P	P	P	-	-
Flour mill	C	P	P	P	P	-	-
Grain elevators	C	P	P	P	P	-	-
Railroad yards	C	P	P	P	P	-	-
Riding stables or academy	C	P	P	P	P	-	-
Truck stops	C	P	P	P	P	-	-
Underground fuel storage for use on the property	C	P	P	P	P	-	-
Farming	P	P	P	P	P	P/C	P
Animal farming in unconfined operations	-	-	P	P	P	P/C	P
Hemp farming	-	-	P	P	P	P/C	P
Sod farming	-	-	P	P	P	P/C	P
Traditional farming	P	P	P	P	P	P/C	P
Tree farming	-	-	P	P	P	P/C	P
Nurseries	P	P	P	P	P	P/C	P
Ranching	-	-	P	P	P	P/C	P

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
RESIDENTIAL USES							
Group Home for the Developmentally Disabled	-	-	-	-	-	-	-
Group Home for the Elderly	-	-	-	-	-	-	-
Group Living Facility (1 to 5 persons)	-	-	-	-	-	-	-
Group Living Facility (in excess of 5 persons)	-	-	-	-	-	-	-
Group living facility (with more than 1 registered sex offender)	-	-	-	-	-	-	-
Manufactured Home Park	-	-	-	-	-	-	-
Mobile Home Park	-	-	-	-	-	-	-
Multi-Family Dwelling	-	-	-	-	-	-	-
Single-Family Dwelling	-	-	-	-	-	C	-
Two-Family Dwelling	-	-	-	-	-	-	-
INSTITUTIONAL USES							
Funeral Home/Mortuary*	P	P	P	P	P	-	-
Funeral Home/Mortuary to include Cremation*	C	C	P	P	P	-	-
Halfway House*	-	C	C	C	C	-	C
Institutional Care	P	P	P	P	P	-	P
Boarding/rooming houses	P	P	P	P	P	-	P
Convalescent homes	P	P	P	P	P	-	P
Convents or monasteries	P	P	P	P	P	-	P
Foster homes	P	P	P	P	P	-	P
Hospitals/clinics	P	P	P	P	P	-	P
Nursing homes	P	P	P	P	P	-	P
Protective living facilities	P	P	P	P	P	-	P
Sanitariums	P	P	P	P	P	-	P
Sheltered care homes	P	P	P	P	P	-	P
Jails and Prisons	-	C	C	C	C	-	C
Jails	-	C	C	C	C	-	C
Penal institutions	-	C	C	C	C	-	C
Prisons	-	C	C	C	C	-	C
Neighborhood Indoor Uses	P	P	P	P	P	-	P
Branch libraries	P	P	P	P	P	-	P
Day care centers (day or nursery schools) (Adult* or Child)	P	P	P	P	P	-	P
Gymnasiums	P	P	P	P	P	-	P
Handball	P	P	P	P	P	-	P

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Handball courts	P	P	P	P	P	-	P
Indoor recreational centers	P	P	P	P	P	-	P
Indoor skating rinks (ice or roller)	P	P	P	P	P	-	P
Indoor swimming pools	P	P	P	P	P	-	P
Neighborhood community or recreational centers	P	P	P	P	P	-	P
Public or private primary and secondary schools (excluding trade schools)	P	P	P	P	P	-	P
Racquetball	P	P	P	P	P	-	P
Tennis	P	P	P	P	P	-	P
Outdoor Public Uses	P	P	P	P	P	P/C	P
Arboretums	P	P	P	P	P	P/C	P
Areas for hiking	P	P	P	P	P	P/C	P
Cemeteries, with or without caretaker residences*	P	P	P	P	P	-	-
Garden plots	P	P	P	P	P	P/C	P
Nature areas	P	P	P	P	P	P/C	P
Picnic areas	P	P	P	P	P	P/C	P
Public areas for active recreational activities	P	P	P	P	P	P/C	P
Recreation-oriented parks	P	P	P	P	P	P/C	P
Wildlife sanctuaries	P	P	P	P	P	P/C	P
Places of Worship	P	P	P	C	C	-	-
Public Service	C	C	C	C	C	C	P
All government-owned facilities except landfills or mining facilities	C	C	C	C	C	C	P
Emergency service buildings or garages	C	C	C	C	C	C	P
Government offices	C	C	C	C	C	C	P
Utility substations or transmission and distribution facilities	C	C	C	C	C	C	P
Universities	C	C	C	C	C	-	P
COMMERCIAL USES							
Airports, Landing Strips and Heliports	-	-	C	C	C	-	C

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Animal Hospitals	P	P	P	P	P	-	-
Automobile Service Stations	P	P	P	P	P	-	-
Car washes	P	P	P	P	P	-	-
Convenience stores with gas pumps where vehicles are serviced with minor repairs, oil changes, etc.	P	P	P	P	P	-	-
Gas stations	P	P	P	P	P	-	-
Bed and Breakfast Establishments	P	P	P	P	P	-	-
Campgrounds, Commercial	C	C	C	C	C	-	-
Camps	C	C	C	C	C	-	-
Campsites	C	C	C	C	C	-	-
Recreational vehicle parks	C	C	C	C	C	-	-
Tents	C	C	C	C	C	-	-
Trailer parks	C	C	C	C	C	-	-
Communications Towers, Commercial	C	C	C	C	C	-	-
Antenna arrays (satellite dishes)	C	C	C	C	C	-	-
Radio or TV broadcasting towers	C	C	C	C	C	-	-
Telecommunications towers	C	C	C	C	C	-	-
Commercial Retail	P	P	P	P	P	-	-
Apparel and accessory stores	P	P	P	P	P	-	-
Building supplies	P	P	P	P	P	-	-
Cabinet sales	P	P	P	P	P	-	-
Dry cleaners	P	P	P	P	P	-	-
Engineering and management services	P	P	P	P	P	-	-
Food stores	P	P	P	P	P	-	-
Furniture and home furnishings stores	P	P	P	P	P	-	-
General merchandise stores	P	P	P	P	P	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Greenhouses (retail) and greenhouses with garden supplies	P	P	P	P	P	-	-
Health services	P	P	P	P	P	-	-
Legal services	P	P	P	P	P	-	-
Membership organizations	P	P	P	P	P	-	-
Miscellaneous retail except fuel dealers	P	P	P	P	P	-	-
Miscellaneous services	P	P	P	P	P	-	-
Social services except care facilities	P	P	P	P	P	-	-
Convenience Retail Store	P	P	P	P	P	-	-
Drive-In Establishments	P	P	P	P	P	-	-
Golf Course/Driving Range, Commercial	P	P	P	P	P	-	-
Heavy Retail and Heavy Services	C	C	P	P	P	-	-
Auto/truck rental/leasing	C	C	P	P	P	-	-
Automobile dealers	P	P	P	P	P	-	-
Automotive repair except top, body, upholstery repair, paint, and tire retreading shops	P	P	P	P	P	-	-
Automotive services except wrecking or towing storage yards	C	C	P	P	P	-	-
Cabinet manufacturing with sales	C	C	P	P	P	-	-
Cold storage	C	C	P	P	P	-	-
Firewood sales, storage, and splitting	C	C	P	P	P	-	-
Flea market	C	C	P	P	P	-	-
Mobile home and manufactured housing dealers with mobile home sales office	C	C	P	P	P	-	-
Pawn shops	C	C	P	P	P	-	-
Radio and TV broadcasting station	C	C	P	P	P	-	-
Indoor Commercial Recreation/Entertainment	P	P	P	P	P	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Assembly halls	P	P	P	P	P	-	-
Auditoriums	P	P	P	P	P	-	-
Bowling alleys	P	P	P	P	P	-	-
Indoor sports arenas	P	P	P	P	P	-	-
Movie theaters	P	P	P	P	P	-	-
Physical fitness facilities	P	P	P	P	P	-	-
Pool arcades	P	P	P	P	P	-	-
Video arcades	P	P	P	P	P	-	-
Kennel, Commercial	C	C	C	C	C	-	-
Lodging, Commercial	P	P	P	P	P	-	-
Convention centers	P	P	P	P	P	-	-
Hotels	P	P	P	P	P	-	-
Motels	P	P	P	P	P	-	-
Massage Business	C	C	C	C	C	-	-
Off-Premise Advertising Devices	-	C	C	C	C	-	-
Office	P	P	P	P	P	-	-
Banking and other credit agencies (offices only)	P	P	P	P	P	-	-
Business services	P	P	P	P	P	-	-
Commodity brokers and services	P	P	P	P	P	-	-
Holding and other investments	P	P	P	P	P	-	-
Insurance carriers	P	P	P	P	P	-	-
Medical offices	P	P	P	P	P	-	-
Real estate	P	P	P	P	P	-	-
Security	P	P	P	P	P	-	-
Outdoor Commercial Recreation	C	C	C	C	C	-	-
Amusement parks	C	C	C	C	C	-	-
Archery ranges	C	C	C	C	C	-	-
Batting cages	C	C	C	C	C	-	-
Drive-in theaters	C	C	C	C	C	-	-
Go-cart establishments	C	C	C	C	C	-	-
Ice and roller skating rinks	C	C	C	C	C	-	-
Miniature golf establishments	C	C	C	C	C	-	-
Music arenas	C	C	C	C	C	-	-
Outdoor commercial amusement facilities	C	C	C	C	C	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Pistol and shooting ranges	C	C	C	C	C	-	-
Theme parks	C	C	C	C	C	-	-
Water slides	C	C	C	C	C	-	-
Parking Lot, Commercial	P	P	P	P	P	-	-
Racing Facilities	C	C	C	C	C	-	-
Automobile racing	C	C	C	C	C	-	-
Dog tracks	C	C	C	C	C	-	-
Horse racing	C	C	C	C	C	-	-
Truck racing	C	C	C	C	C	-	-
Restaurants	P	P	P	P	P	-	-
Services	P	P	P	P	P	-	-
Sexually Oriented Business	P	P	P	P	P	-	-
Trade Schools	P	P	P	P	P	-	-
INDUSTRIAL USES							
Business Park Uses	P	P	P	P	P	-	-
Apparel and other finished products made from fabrics and similar materials	P	P	P	P	P	-	-
Arrangement of transportation of freight and cargo	P	P	P	P	P	-	-
Bakeries	P	P	P	P	P	-	-
Communications	P	P	P	P	P	-	-
Development and testing services	P	P	P	P	P	-	-
Measuring, analyzing, and controlling instrument manufacturing	P	P	P	P	P	-	-
Medical and optical goods	P	P	P	P	P	-	-
Motion picture production and allied services	P	P	P	P	P	-	-
Moving companies	P	P	P	P	P	-	-
Musical instruments and sporting/athletic goods manufacturing	P	P	P	P	P	-	-
Photographic	P	P	P	P	P	-	-
Research	P	P	P	P	P	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Space research and technology	P	P	P	P	P	-	-
United states postal service	P	P	P	P	P	-	-
Watches and clocks	P	P	P	P	P	-	-
Extraction or Disposal Uses	C/S	C/S	C/S	C/S	C/S	-	-
Heavy Industry	-	-	C	P/ C	P/ C	-	-
Alcoholic beverage manufacturing	P	P	P	P	P	-	-
Asphalt and concrete production facilities	-	-	C	P	P	-	-
Auction yards with livestock	-	-	C	P	P	-	-
Automobile manufacturing	-	-	C	P	P	-	-
Chemical manufacturing	-	-	C	P	P	-	-
Chemicals and allied products manufacturing except drugs	-	-	C	P	P	-	-
Heavy construction contractors	-	-	C	P	P	-	-
Manufactured homes	-	-	C	P	P	-	-
Meat processing, packing, packaging and slaughterhouses	-	-	C	P	P	-	-
Paper, pulp, or paperboard mills	-	-	C	P	P	-	-
Petroleum products manufacturing	-	-	C	P	P	-	-
Railroad transportation	-	-	C	P	P	-	-
Rubber and miscellaneous plastics manufacturing	-	-	C	P	P	-	-
Salvage yards	-	-	C	P	P	-	-
Sawmills	-	-	C	P	P	-	-
Stone and clay products	-	-	C	P	P	-	-
The storage and disassembly of vehicles and the re-assembly of various parts	-	-	C	P	P	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Trailer and truck manufacturing	-	-	C	P	P	-	-
Transportation equipment	-	-	C	P	P	-	-
Utility production or processing facilities	-	-	C	P	P	-	-
Heavy Manufacturing or Processing	-	-	-	C	P	-	-
Abrasive manufacturing	-	-	-	C	P	-	-
Acid manufacturing	-	-	-	C	C	-	-
Asbestos products manufacturing	-	-	-	C	C	-	-
Boiler or tank manufacturing	-	-	C	P	P	-	-
Bone reduction	-	-	-	C	C	-	-
Caustic soda manufacturing	-	-	-	C	C	-	-
Celluloid manufacturing	-	-	-	C	P	-	-
Coal, coke yards, or coal classifications	-	-	-	C	C	-	-
Detergent, soap, and by-products manufacturing using animal fat	-	-	-	C	C	-	-
Disinfectant, insecticide, or poison manufacturing	-	-	-	C	C	-	-
Distillation of bone, refuse, grain, and wood	-	-	-	C	C	-	-
Dye manufacturing	-	-	-	C	C	-	-
Felt manufacturing	-	-	-	P	P	-	-
Fossil fuel manufacturing	-	-	-	C	C	-	-
Fuel, oil, gasoline, and petroleum products (bulk storage and/or sale)	-	-	P	P	P	-	-
Hazardous waste treatment facility	-	-	-	C	C	-	-
Linseed oil, shellac, and turpentine manufacturing and refinery	-	-	-	C	C	-	-
Lubrication and grease manufacturing	-	-	-	P	C	-	-
Lumber mills, planing mills, and storage of logs	-	-	P	P	P	-	-
Oil compounding	-	-	-	C	C	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Paint and enamel manufacturing	-	-	C	C	C	-	-
Pickle manufacturing	-	-	P	P	P	-	-
Recycling Facilities	-	-	C	C	C	-	--
Scrap processing or shredding yard	-	-	C	C	C	-	-
Smelting or refining of metal	-	-	C	C	C	-	-
Sugar and beet refining	-	-	P	P	P	-	-
Tar and waterproofing (materials manufacturing, treatment, and bulk storage)	-	-	C	C	C	-	-
Landscape Storage Yards*	-	C	P	P	P	-	-
Light Industry	-	C	P	P	P	-	-
Auction houses without livestock	-	C	P	P	P	-	-
Auto towing and storage yards	-	C	P	P	P	-	-
Automotive repair, including top, body, upholstery repair, paint, and tire re-treading shops	P	P	P	P	P	-	-
Bus repair	-	C	P	P	P	-	-
Dairy and food processing and manufacturing facilities	-	C	P	P	P	-	-
Drug manufacturing	-	C	P	P	P	-	-
Dry cleaning plants	-	C	P	P	P	-	-
Electric and electronic equipment, including electronic distribution and electrical industrial	-	C	P	P	P	-	-
Fabricated metal, sheet metal shops, metal products manufacturing	-	C	P	P	P	-	-
Fuel and ice dealers	-	C	P	P	P	-	-
Furniture and fixtures	-	C	P	P	P	-	-
General building contractors	-	C	P	P	P	-	-
Instruments and related products	-	C	P	P	P	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Leather and leather products, including tanning and finishing	-	C	P	P	P	-	-
Local and interurban passenger transit	-	C	P	P	P	-	-
Lumber, building materials, and wood products	-	C	P	P	P	-	-
Meat processing and packaging, excluding meat packing and slaughter	-	C	P	P	P	-	-
Miscellaneous manufacturing industries	-	C	P	P	P	-	-
Paper products, except mills	-	C	P	P	P	-	-
Printing and publishing	-	C	P	P	P	-	-
Recreational vehicle storage	-	C	P	P	P	-	-
Special trade contractors	-	C	P	P	P	-	-
Special warehousing and storage	-	C	P	P	P	-	-
Textiles and apparel	-	C	P	P	P	-	-
Transportation services	-	C	P	P	P	-	-
Trucking and general warehousing, including mini-storage	-	C	P	P	P	-	-
Welding repair	-	C	P	P	P	-	-
Wholesale trade (durable and non-durable)	-	C	P	P	P	-	-
Light Manufacturing or Processing	-	C	P	P	P	-	-
Beverage manufacturing	-	C	P	P	P	-	-
Book binding	-	C	P	P	P	-	-
Canvas products manufacturing	-	C	P	P	P	-	-
Clothing or cloth manufacturing	-	C	P	P	P	-	-
Office and computing machines	-	C	P	P	P	-	-
Electronics manufacturing	-	C	P	P	P	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Furnace installation, repair, and cleaning	-	C	P	P	P	-	-
Hosiery manufacturing	-	C	P	P	P	-	-
Machine shops	-	C	P	P	P	-	-
Machine tool manufacturing	-	C	P	P	P	-	-
Machinery sales	-	C	P	P	P	-	-
Public utility storage, yards, and service installments	-	C	P	P	P	-	-
Shoe manufacturing	-	C	P	P	P	-	-
Sign manufacturing, repair, and maintenance	-	C	P	P	P	-	-
Major Energy Facility	C	C	C	C	C	C	-
Moderate Manufacturing or Processing	-	-	P	P	P	-	-
Can manufacturing	-	-	P	P	P	-	-
Candy product manufacturing (for sale off premises)	-	C	P	P	P	-	-
Cement, cinder block, concrete, lime or plaster manufacturing	-	-	P	P	P	-	-
Cosmetic and perfume manufacturing	-	-	P	P	P	-	-
Creosote manufacturing or treatment plant	-	-	C	C	C	-	-
Fat rendering production	-	-	P	P	P	-	-
Forging plant and foundry			C	C	P	-	-
Glass or glass product manufacturing	-	-	P	P	P	-	-
Metal ingots, casting sheets, or bearings, forging or rolling mills	-	-	P	P	P	-	-
Millinery manufacturing	-	-	P	P	P	-	-
Mobile homes manufacturing and storage	-	-	C	P	P	-	-
Vacation camper manufacturing	-	-	P	P	P	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Accessory Outdoor Storage (up to 25% of the building area)*	P	P	P	P	P	-	-
Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area)*	-	C	P	P	P	-	-
Outdoor Storage (in excess of 100% of the building area)*	-	-	C	P/C	P/C	-	-
MARIJUANA ESTABLISHMENTS							
Medical Marijuana Center	P	P	P	P	P	-	-
Retail Marijuana Store	P	P	P	P	P	-	-
Medical Marijuana Infused Products Manufacturer	-	-	P	P	P	-	-
Retail Marijuana Product Manufacturing Facility	-	-	P	P	P	-	-
Medical Marijuana Optional Premises Cultivation Operation	P	P	P	P	P	-	-
Retail Marijuana Cultivation Facility	P	P	P	P	P	-	-
Retail Marijuana Testing Facility	-	-	P	P	P	-	-

*Adopted by the BOCC on December 13, 2010

3-07-02 SUMMARY OF DIMENSIONAL REQUIREMENTS

The following tables summarize the dimensional requirements in each zone district. These tables are provided for ease of comparing dimensional requirements between zone districts. Other standards or restrictions may apply within a specific zone district. The reader is advised to check the restrictions in the specific zone district section within these standards and regulations, review any restrictions within any overlay zone district which may further limit dimensional requirements, and review any performance standards applicable to the use.

ZONE DISTRICT		AGRICULTURE-1 (A-1)	AGRICULTURE-2 (A-2)	AGRICULTURE-3 (A-3)
MINIMUM LOT SIZE		2.5 acres	10 acres	35 acres
MINIMUM LOT WIDTH	W/Well AND Individual Sewage Disposal System	150 feet	425 feet	600 feet
	W/Public Water OR Sewer Facilities	100 feet		
MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE	Front	30 feet	50 feet	50 feet
	Side Corner	30 feet	50 feet	50 feet
	Side	10 ft, or 1 ft per 2 ft of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater
	Rear	20 feet	20 feet	20 feet
R.O.W.		State Highway or Arterial: 50 feet Local or Collector: 30 feet	State Highway or Arterial: 50 feet Local or Collector: 50 feet	State Highway or Arterial: 50 feet Local or Collector: 50 feet
SETBACK FROM SECTION LINES (Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.)		120 feet	120 feet	120 feet
MINIMUM SETBACKS FOR ACCESSORY STRUCTURE OR AG. BUILDING	Front	At least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less	At least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less	At least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less
	Side	10 ft, or 1 ft per 2 ft of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater
	Rear	10 feet	10 feet	10 feet
	R.O.W.	State Highway or Arterial: 50 feet Local or Collector: 30 feet	State Highway or Arterial: 50 feet Local or Collector: 50 feet	State Highway or Arterial: 50 feet Local or Collector: 50 feet

ZONE DISTRICT		AGRICULTURE-1 (A-1)	AGRICULTURE-2 (A-2)	AGRICULTURE-3 (A-3)
MAXIMUM HEIGHT	Dwelling and Non-Ag. Structure	35 feet	35 feet	35 feet
	Agriculture Structure	70 feet (25 feet on a lot established by a recorded subdivision plat)	70 feet (25 feet on a lot established by a recorded subdivision plat)	70 feet (25 feet on a lot established by a recorded subdivision plat)
MAXIMUM STRUCTURE COVERAGE	W/Well AND Indiv.Sewage Disposal System	6% of lot area (access. bldg. n/a without a principal dwelling)	N/A (access. bldg. n/a without a principal dwelling)	N/A
	W/Public Water OR Sewer	7.5% of lot area (access. bldg. n/a without a principal dwelling)		
	W/Public Water AND Sewer	12.5% of lot area (access. bldg. n/a without a principal dwelling)		
MINIMUM FLOOR AREA OF DWELLING	Single Story Dwelling	1,200 square feet	1,200 square feet	1,200 square feet
	Tri-Level Dwelling	1,200 square feet	1,200 square feet	1,200 square feet
	Bi-Level Or Two Story Dwelling	900 square feet on the 1 st floor plus 600 square feet on the 2 nd floor. (A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.)	900 square feet on the 1 st floor plus 600 square feet on the 2 nd floor. (A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.)	900 square feet on the 1 st floor plus 600 square feet on the 2 nd floor. (A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.)

ZONE DISTRICT	RESIDENTIAL ESTATE (R-E)	RESIDENTIAL-1-A and RESIDENTIAL-1-C (R-1-A and R-1-C)		
MINIMUM LOT SIZE	2.5 acres (well and septic) 1.0 acres (public water or sewer)	<table border="1"> <tr> <td data-bbox="191 699 303 837">Corner Lots: 7,500 square feet</td> <td data-bbox="191 552 303 699">Internal Lots: 7,000 square feet</td> </tr> </table>	Corner Lots: 7,500 square feet	Internal Lots: 7,000 square feet
Corner Lots: 7,500 square feet	Internal Lots: 7,000 square feet			
MINIMUM LOT WIDTH	150 feet	N/A		
W/Well AND Individual Sewage Disposal System	100 feet	N/A		
W/Public Water OR Sewer Facilities	N/A	70 feet		
Corner Lot	N/A	65 feet		
Internal Lot	30 feet	20 feet		
Front	30 feet	20 feet		
Side Corner	17 feet one side or 5 feet from attached garage, 5 feet on the other side	17 feet one side or 5 feet from attached garage, 5 feet on the other side		
Side	20 feet	15 feet		
Rear	State Highway or Arterial: 50 feet Local or Collector: 30 feet	State Highway or Arterial: 50 feet Local or Collector: 20 feet		
R.O.W.	120 feet	120 feet		
SETBACK FROM SECTION LINES (Variations may be permitted if the Department of Public Works Transportation determines no additional right-of-way is required.)				

ZONE DISTRICT	RESIDENTIAL ESTATE (R-E)	RESIDENTIAL-1-A and RESIDENTIAL-1-C (R-1-A and R-1-C)
MINIMUM SETBACKS FOR ACCESSORY STRUCTURE	Front	At least equal to the principal dwelling or more
	Side Corner	20 feet or equal to the principal dwelling, whichever is greater
	Side	5 feet
	Rear	5 feet
MAXIMUM HEIGHT	R.O.W.	State Highway or Arterial: 50 feet
	Dwelling Accessory Structure	25 feet 16 feet
MAXIMUM STRUCTURE AND COVERAGE	W/Well AND Individual Sewage Disposal System	N/A
	W/Public Water OR Sewer	N/A
	W/Public Water AND Sewer	N/A
Accessory Building	In no case shall an accessory building exceed twice the floor area of the principal structure on the lot unless the accessory building is an aircraft hangar. Aircraft hangars shall meet the performance standards for aircraft hangars.	900 square feet
MINIMUM FLOOR AREA OF DWELLING	1,800 square feet	1,250 square feet

ZONE DISTRICT	RESIDENTIAL TWO-FAMILY (R-2)	RESIDENTIAL MODERATE DENSITY (R-3)	RESIDENTIAL HIGH DENSITY (R-4)	MOBILE HOME DWELLING (MH)
MINIMUM LOT SIZE	Two-Family Lot: 4,500 square feet per dwelling unit Single Family Lot	Attached Dwellings on Individual Lot: 2,500 square feet per dwelling Attached Dwellings on One Lot: 9,500 square feet per three dwellings	2 acres	5,000 square feet
MAXIMUM DENSITY	N/A	14 dwelling units per acre	35 dwelling units per acre	N/A
MINIMUM LOT WIDTH	Two-Family Lot Corner Lot: 50 feet Single Family Lot Corner Lot: 70 feet	Attached Dwellings on Individual Lot: 25 feet Attached Dwellings on One Lot: 150 feet	200 feet	Mobile Homes less than or equal to 20 feet wide: 45 feet Mobile Homes more than 20 feet wide: 50 feet
	20 feet	20 feet	50 feet	20 feet
MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE	20 feet	20 feet	50 feet	20 feet
	17 feet one side or 5 feet from attached garage, 5 feet on the other side, 0 feet along common wall of two-family dwelling	0 feet along common walls of adjoining dwelling units, 5 feet from end unit when units are located on individual lots, 20 feet from end unit when units are located on a single lot	25 feet	17 feet one side or 5 feet when lot includes accessory structure, 5 feet on the other side
Rear	15 feet	20 feet	20 feet	15 feet
R.O.W.	State Highway or Arterial: 40 feet	State Highway or Arterial: 40 feet	State Highway or Arterial: 50 feet	State Highway or Arterial: 40 feet
	Local or Collector: 20 feet	Local or Collector: 20 feet	Local or Collector: 50 feet	Local or Collector: 20 feet

ZONE DISTRICT	RESIDENTIAL TWO-FAMILY (R-2)	RESIDENTIAL MODERATE DENSITY (R-3)	RESIDENTIAL HIGH DENSITY (R-4)	MOBILE HOME DWELLING (MH)
SETBACK FROM SECTION LINES (Variations may be permitted if the Dept. of Transportation Public Works determines no additional r.o.w. is required.)	100 feet	100 feet	100 feet	100 feet
SETBACK FROM OTHER ZONE DISTRICT BOUNDARY LINES	N/A	N/A	N/A	For All Structures: 25 feet
MINIMUM SETBACKS FOR ACCESSORY STRUCTURE	Front	20 feet	50 feet	20 feet
	Side Corner	20 feet	50 feet	20 feet
	Side	5 feet	5 feet	5 feet
	Rear	5 feet	5 feet	5 feet
R.O.W.	State Highway or Arterial: 40 feet	State Highway or Arterial: 40 feet	State Highway or Arterial: 50 feet	State Highway or Arterial: 40 feet
	Local or Collector: 20 feet	Local or Collector: 20 feet	Local or Collector: 50 feet	Local or Collector: 20 feet
MAXIMUM HEIGHT	Dwelling	35 feet	70 feet	20 feet
	Accessory Structure	16 feet	16 feet	10 feet
MAXIMUM ACCESSORY BUILDING COVERAGE	450 square feet per two-family dwelling unit, 900 square feet when used as a single-family dwelling	80 square feet per dwelling unit	80 square feet per dwelling unit	600 square feet
	Two-family	1,000 square feet per dwelling unit	N/A	N/A
MINIMUM FLOOR AREA OF DWELLING	Single Family	1,250 square feet	N/A	N/A
	Efficiency Unit	N/A	450 square feet	600 square feet
	One Bedroom	N/A	600 square feet	750 square feet
	Two Bedroom	N/A	750 square feet	900 square feet
	Three Bedroom	N/A	900 square feet	1,000 square feet
Four Bedroom	N/A	1,000 square feet	1,000 square feet	1,000 square feet

ZONE DISTRICT	COMMERCIAL-0 & COMMERCIAL-1 (C-0 and C-1)	COMMERCIAL-2 & COMMERCIAL-3 (C-2 and C-3)	COMMERCIAL-4 & COMMERCIAL-5 (C-4 and C-5)
MINIMUM LOT SIZE	N/A	N/A	N/A
MINIMUM LOT WIDTH	75 feet	75 feet	100 feet
Front	50 feet	50 feet	50 feet
Side Corner	50 feet	50 feet	50 feet
Side	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures
MINIMUM SETBACKS FOR A STRUCTURE			
Rear	15 feet	15 feet	15 feet
R.O.W.	State Highway or Arterial: 75 feet Local or Collector: 50 feet	State Highway or Arterial: 75 feet Local or Collector: 50 feet	State Highway or Arterial: 75 feet Local or Collector: 50 feet
SETBACKS FROM SIDE LINES (Variations may be permitted if the Dept. of Transportation at the Works determines no additional right-of-way is required.)	100 feet	100 feet	100 feet
MAXIMUM HEIGHT	25 feet	35 feet	35 feet
MAXIMUM FLOOR AREA PER COMMERCIAL USE	2,000 square feet	10,000 square feet	N/A
HOURS OF OPERATION	7:00 a.m. to 10:00 p.m.	7:00 a.m. to 12:00 a.m. when property abuts residentially zoned or used property	N/A

ZONE DISTRICTS	INDUSTRIAL-1 (I-1)	INDUSTRIAL-2 (I-2)	INDUSTRIAL-3 (I-3)
MINIMUM LOT SIZE	1 acre	2 acres	2 acres
MINIMUM LOT WIDTH	100 feet	125 feet	125 feet
Front	50 feet	50 feet	50 feet
Side Corner	50 feet	50 feet	50 feet
Side	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures
Rear	15 feet	15 feet	15 feet
R.O.W.	State Highway or Arterial: 75 feet Local or Collector: 50 feet	State Highway or Arterial: 75 feet Local or Collector: 50 feet	State Highway or Arterial: 75 feet Local or Collector: 50 feet
SETBACK FROM SECTION LINES (Variations may be permitted if the Department of Transportation Public Works determines no additional right-of-way is required.)	145 feet	145 feet	145 feet
MAXIMUM HEIGHT	60 feet	75 feet	90 feet

3-08 AGRICULTURAL-1 DISTRICT (A-1)

3-08-01 PURPOSE

The purpose of the Agricultural-1 District is to provide a rural single-family dwelling district where the minimum lot area for a home site is intended to provide for a rural living experience. Limited farming uses are permitted including the keeping of a limited number of animals for individual homeowner's use. This district is primarily designed for the utilization and enjoyment of the County's rural environment.

3-08-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in an Agricultural-1 District, subject to building permit review and approval. Only one principal use shall be permitted per lot.

3-08-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in an Agricultural-1 District as noted above:

1. Farming
2. Nurseries
3. Ranching
4. Equestrian Arena, Personal

3-08-02-02 PERMITTED PRINCIPAL RESIDENTIAL USES

The following principal residential uses are permitted in an Agricultural-1 District as noted above:

1. Single Family Dwelling
2. Group Living Facility (1 to 5 persons)

3-08-02-03 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in an Agricultural-1 District as noted above:

1. Funeral Home/Mortuary ***Adopted by the BoCC on December 13, 2010**

2. Outdoor Public Uses (Excluding Cemeteries)

3-08-02-04 PERMITTED PRINCIPAL COMMERCIAL USES

The following principal commercial uses are permitted in an Agricultural-1 District as noted above:

1. Bed and Breakfast

3-08-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Agricultural, Accessory
2. Residential, Accessory

3-08-04 PERMITTED CONDITIONAL USES

The following uses are permitted in an Agricultural-1 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval:

3-08-04-01 PERMITTED CONDITIONAL AGRICULTURAL USES

The following conditional agricultural uses are permitted in an Agricultural-1 District as noted above:

1. Agricultural Support Businesses and Services
2. Agricultural Business
3. Equestrian Arena, Commercial

3-08-04-02 PERMITTED CONDITIONAL RESIDENTIAL USES

The following conditional residential uses are permitted in an Agricultural-1 District as noted above:

1. Two-Family Dwelling
2. Group Living Facility (in excess of 5 persons)
3. Group Living Facility (with more than 1 registered sex offender), including Group home for the developmentally disabled, and Group home for the elderly.

3-08-04-03 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in an Agricultural-1 District as noted above:

1. Funeral Home/Mortuary to include Cremation ***Adopted by the BoCC on December 13, 2010**
2. Institutional Care
3. Neighborhood Indoor Uses
4. Outdoor Public Uses (Cemeteries) ***Adopted by the BoCC on December 13, 2010**
5. Places of Worship
6. Public Service
7. Universities

3-08-04-04 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in an Agricultural-1 District as noted above:

1. Airports, Landing Strips, and Heliports
2. Animal Hospitals
3. Campgrounds, Commercial
4. Communications Towers, Commercial
5. Golf Course/Driving Range, Commercial
6. Kennel, Commercial
7. Outdoor Commercial Recreation
8. Trade Schools

3-08-04-05 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in an Agricultural-1 District as noted above:

1. Extraction and Disposal Uses (Except Oil and Gas Drilling and Production shall be processed as a Special Use Permit unless the County elects to execute a Memorandum of Understanding; see Chapters 2 and 4).
2. Local and interurban passenger transit
3. Major Energy Facilities

3-08-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in an Agricultural-1 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in an Agricultural-1 District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~Community and Economic Development.

3-08-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of ~~Planning and Development~~Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-08-07 AREA AND HEIGHT STANDARDS

3-08-07-01 MINIMUM LOT SIZE REQUIREMENTS

The minimum lot size requirement in an Agricultural-1 District shall be 2.5 acres.

3-08-07-02 MINIMUM LOT WIDTH REQUIREMENTS

3-08-07-02-01 *MINIMUM WITH WELL AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM*

The minimum width of a lot in an Agricultural-1 District with a well and individual sewage disposal system shall be one-hundred-fifty (150) feet.

3-08-07-02-02 *MINIMUM WITH PUBLIC WATER OR SEWER FACILITIES*

The minimum width of a lot in an Agricultural-1 District with public water or sewer facilities shall be one-hundred (100) feet.

3-08-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE

3-08-07-03-01 *MINIMUM FRONT SETBACK*

The minimum front setback for a principal structure in an Agricultural-1 District shall be thirty (30) feet.

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3-08-07-03-02 *MINIMUM SIDE CORNER SETBACK*

The minimum side corner setback for a principal structure in an Agricultural-1 District shall be thirty (30) feet.

3-08-07-03-03 *MINIMUM SIDE SETBACK*

The minimum side setback for a principal structure in an Agricultural-1 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

3-08-07-03-04 *MINIMUM REAR SETBACK*

The minimum rear setback for a principal structure in an Agricultural-1 District shall be twenty (20) feet.

3-08-07-03-05 *MINIMUM R.O.W. SETBACK*

The minimum setback for a principal structure in an Agricultural-1 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be one-hundred-twenty (120) feet. The minimum setback from a collector or local road shall be thirty (30) feet.

3-08-07-03-06 *MINIMUM SETBACK FROM SECTION LINE FOR ALL STRUCTURES*

The minimum setback from a section line for a principal structure in an Agricultural-1 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of ~~Public Works~~[Transportation](#) determines no additional right-of-way is required.

3-08-07-04 *SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES OR AGRICULTURE BUILDINGS*

3-08-07-04-01 *MINIMUM FRONT SETBACK*

All accessory structures shall be setback at least ten (10) feet to the rear of the front structure line of the principal dwelling, or one-hundred (100) feet from the front property line, whichever is less.

3-08-07-04-02 **MINIMUM SIDE SETBACK**

The minimum side setback for accessory structures in an Agricultural-1 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

3-08-07-04-03 **MINIMUM REAR SETBACK**

The minimum rear setback for accessory structures in an Agricultural-1 District shall be ten (10) feet.

3-08-07-04-04 **MINIMUM R.O.W. SETBACK**

All accessory structures shall be setback at least ten (10) feet to the rear of the front structure line of the principal dwelling, or one-hundred (100) feet from the front property line, whichever is less. The minimum setback from a section line for all accessory structures in an Agricultural-1 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of ~~Public Works~~ Transportation determines no additional right-of-way is required.

3-08-07-04-05 **MINIMUM SETBACK FROM SECTION LINE FOR ALL ACCESSORY STRUCTURES**

The minimum setback from a section line for all accessory structures in an Agricultural-1 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of ~~Public Works~~ Transportation determines no additional right-of-way is required. Accessory buildings shall not be constructed prior to the principal dwelling on a lot.

3-08-07-05 **MAXIMUM HEIGHT**

3-08-07-05-01 **DWELLINGS AND ACCESSORY STRUCTURES**

The maximum height of dwellings and accessory structures in an Agricultural-1 District shall be thirty-five (35) feet.

3-08-07-05-02 **AGRICULTURAL STRUCTURES**

The maximum height of agricultural structures in an Agricultural-1 District shall be seventy (70) feet, except for structures located on a lot established by a recorded subdivision plat, where the maximum shall be twenty-five (25) feet.

3-08-07-06 MAXIMUM STRUCTURE COVERAGE

3-08-07-06-01 *LOT SERVED BY WELL AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM*

The maximum structure coverage on a lot served by a well and individual sewage disposal system in an Agricultural-1 District shall be 6% of lot area.

3-08-07-06-02 *LOT SERVED BY PUBLIC WATER OR SEWER*

The maximum structure coverage on a lot served by public water or sewer in an Agricultural-1 District shall be 7.5% of lot area.

3-08-07-06-03 *LOT SERVED BY PUBLIC WATER AND SEWER*

The maximum structure coverage on a lot served by public water and sewer in an Agricultural-1 District shall be 12.5% of lot area.

3-08-07-06-04 *ACCESSORY BUILDING COVERAGE*

In no case shall an accessory building exceed twice the floor area of the principal structure on the lot unless the accessory building is an aircraft hangar. Aircraft hangars shall meet the performance standards for aircraft hangars. Accessory buildings shall not be constructed prior to the principal dwelling on a lot.

3-08-07-07 MINIMUM FLOOR AREA OF DWELLINGS

3-08-07-07-01 *SINGLE STORY DWELLING*

The minimum floor area of a single story dwelling in an Agricultural-1 District shall be twelve hundred (1,200) square feet.

3-08-07-07-02 *TRI-LEVEL DWELLING*

The minimum floor area of a tri-level dwelling in an Agricultural-1 District shall be twelve hundred (1,200) square feet.

3-08-07-07-03 *BI-LEVEL OR TWO STORY*

The minimum floor area of a bi-level or two story dwelling in an Agricultural-1 District shall be nine hundred (900) square feet on the 1st floor plus six hundred (600) square feet on the 2nd floor. A lower level with more than 50%

of its perimeter located more than 50% above grade level may be counted as floor area.

3-08-08 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Agricultural-1 District unless inconsistent with a provision contained in Section 3-08, in which case the specific standard or requirement contained in Section 3-08 shall apply.

3-09 AGRICULTURAL-2 DISTRICT (A-2)**3-09-01 PURPOSE**

The purpose of the Agricultural-2 District is to provide a district for rural subdivisions of at least ten (10) acres in size where adequate provisions are made for internal and external roads and access, water and sewer facilities, fire protection and other emergency services, and other public services and utilities. Farming uses are permitted, including the cultivation of land and the keeping of a limited number of animals.

3-09-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in an Agricultural-2 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

3-09-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in an Agricultural-2 District as noted above:

1. Farming
2. Nurseries
3. Ranching
4. Equestrian Arena, Personal

3-09-02-02 PERMITTED PRINCIPAL RESIDENTIAL USES

The following principal residential uses are permitted in an Agricultural-2 District as noted above:

1. Single Family Dwelling
2. Group Living Facility (1 to 5 persons)

3-09-02-03 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in an Agricultural-2 District as noted above:

1. Funeral Home/Mortuary *Adopted by the BoCC on December 13, 2010
2. Outdoor Public Uses (Excluding Cemeteries)

3-09-02-04 PERMITTED PRINCIPAL COMMERCIAL USES

The following principal commercial uses are permitted in an Agricultural-2 District as noted above:

1. Bed and Breakfast

3-09-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Agricultural, Accessory
2. Residential, Accessory

3-09-04 PERMITTED CONDITIONAL USES

The following uses are permitted in an Agricultural-2 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval:

3-09-04-01 PERMITTED CONDITIONAL AGRICULTURAL USES

The following conditional agricultural uses are permitted in an Agricultural-2 District as noted above:

1. Agricultural Support Businesses and Services
2. Agricultural Business
3. Equestrian Arena, Commercial

3-09-04-02 PERMITTED CONDITIONAL RESIDENTIAL USES

The following conditional residential uses are permitted in an Agricultural-2 District as noted above:

1. Two-Family Dwelling
2. Group Living Facility (in excess of 5 persons)

3. Group Living Facility (with more than 1 registered sex offender), including Group home for the developmentally disabled, and Group home for the elderly.

3-09-04-03 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in an Agricultural-2 District as noted above:

1. Funeral Home/Mortuary to include Cremation ***Adopted by the BoCC on December 13, 2010**
2. Institutional Care
3. Neighborhood Indoor Uses
4. Places of Worship
5. Outdoor Public Uses (Cemeteries) ***Adopted by the BoCC on December 13, 2010**
6. Public Service
7. Universities

3-09-04-04 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in an Agricultural-2 District as noted above:

1. Airports, Landing Strips, and Heliports
2. Animal Hospitals
3. Campgrounds, Commercial
4. Communications Towers, Commercial
5. Golf Course/Driving Range, Commercial
6. Kennel, Commercial
7. Outdoor Commercial Recreation
8. Parking Lot, Commercial
9. Trade Schools

3-09-04-05 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in an Agricultural-2 District as noted above:

1. Extraction and Disposal Uses (Inert fills may be processed as a Special Use Permit, Conditional Use Permit or Certificate of Designation pursuant to Chapter 2; (Except Oil and Gas Drilling and Production shall be processed as a Special Use Permit unless the County elects to execute a Memorandum of Understanding; see Chapters 2 and 4).
2. Heavy Industry (Excluding Solid Waste Transfer Stations and Scrap Tire Recycling Facilities), including salvage yards, pickle manufacturing, and local and interurban passenger transit.
3. Major Energy Facilities

3-09-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in an Agricultural-2 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in an Agricultural-2 District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~Community and Economic Development.

3-09-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of ~~Planning and Development~~Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-09-07 AREA AND HEIGHT STANDARDS

3-09-07-01 MINIMUM LOT SIZE REQUIREMENTS

The minimum lot size requirement in an Agricultural-2 District shall be ten (10) acres.

3-09-07-02 MINIMUM LOT WIDTH REQUIREMENTS

The minimum width of a lot in an Agricultural-2 District shall be four-hundred-twenty-five (425) feet.

3-09-07-03 **SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

3-09-07-03-01 ***MINIMUM FRONT SETBACK***

The minimum front setback for a principal structure in an Agricultural-2 District shall be fifty (50) feet.

3-09-07-03-02 ***MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a principal structure in an Agricultural-2 District shall be fifty (50) feet.

3-09-07-03-03 ***MINIMUM SIDE SETBACK***

The minimum side setback for a principal structure in an Agricultural-2 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

3-09-07-03-04 ***MINIMUM REAR SETBACK***

The minimum rear setback for a principal structure in an Agricultural-2 District shall be twenty (20) feet.

3-09-07-03-05 ***MINIMUM R.O.W. SETBACK***

The minimum setback for a principal structure in an Agricultural-2 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be one-hundred-twenty (120) feet. The minimum setback from a collector or local road shall be fifty (50) feet.

3-09-07-03-06 ***MINIMUM SETBACK FROM SECTION LINE FOR ALL STRUCTURES***

The minimum setback from a section line for a principal structure or agricultural building in an Agricultural-2 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of [Transportation](#) ~~Public~~ Works determines no additional right-of-way is required.

3-09-07-04 **SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES OR AGRICULTURE BUILDINGS**

3-09-07-04-01 ***MINIMUM FRONT SETBACK***

All accessory structures shall be setback at least ten (10) feet to the rear of the front structure line of the principal dwelling, or one-hundred (100) feet from the front property line, whichever is less.

3-09-07-04-02 ***MINIMUM SIDE SETBACK***

The minimum side setback for accessory structures in an Agricultural-2 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

3-09-07-04-03 ***MINIMUM REAR SETBACK***

The minimum rear setback for accessory structures in an Agricultural-2 District shall be ten (10) feet.

3-09-07-04-04 ***MINIMUM R.O.W. SETBACK***

All accessory structures shall be setback at least ten (10) feet to the rear of the front structure line of the principal dwelling, or one-hundred (100) feet from the front property line, whichever is less. The minimum setback from a section line for all accessory structures in an Agricultural-2 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of ~~Transportation~~~~Public Works~~ determines no additional right-of-way is required.

3-09-07-04-05 ***MINIMUM SETBACK FROM SECTION LINE FOR ALL ACCESSORY STRUCTURES***

The minimum setback from a section line for all accessory structures in an Agricultural-2 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of ~~Transportation~~~~Public Works~~ determines no additional right-of-way is required.

3-09-07-05 MAXIMUM HEIGHT

3-09-07-05-01 *DWELLINGS AND ACCESSORY STRUCTURES*

The maximum height of dwellings and accessory structures in an Agricultural-2 District shall be thirty-five (35) feet.

3-09-07-05-02 *AGRICULTURAL STRUCTURES*

The maximum height of agricultural structures in an Agricultural-2 District shall be seventy (70) feet, except for structures located on a lot established by a recorded subdivision plat, where the maximum shall be twenty-five (25) feet.

3-09-07-06 MAXIMUM STRUCTURE COVERAGE

The maximum structure coverage on a lot in an Agricultural-2 District shall not be limited. Accessory buildings shall not be constructed prior to the principal dwelling on a lot.

3-09-07-07 MINIMUM FLOOR AREA OF DWELLINGS

3-09-07-07-01 *SINGLE STORY DWELLING*

The minimum floor area of a single story dwelling in an Agricultural-2 District shall be twelve hundred (1,200) square feet.

3-09-07-07-02 *TRI-LEVEL DWELLING*

The minimum floor area of a tri-level dwelling in an Agricultural-2 District shall be twelve hundred (1,200) square feet.

3-09-07-07-03 *BI-LEVEL OR TWO STORY*

The minimum floor area of a bi-level or two story dwelling in an Agricultural-2 District shall be nine hundred (900) square feet on the 1st floor plus six hundred (600) square feet on the 2nd floor. A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.

3-09-08 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Agricultural-2 District unless inconsistent with a provision contained in Section 3-09, in which case the specific standard or requirement contained in Section 3-09 shall apply.

3-10 AGRICULTURAL-3 DISTRICT (A-3)

3-10-01 PURPOSE

The purpose of the Agricultural-3 District is to provide land primarily in holdings of at least thirty-five (35) acres for dryland or irrigated farming, pasturage, or other related food production uses.

3-10-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in an Agricultural-3 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

3-10-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in an Agricultural-3 District as noted above:

1. Farming
2. Nurseries
3. Ranching
4. Equestrian Arena, Personal

3-10-02-02 PERMITTED PRINCIPAL RESIDENTIAL USES

The following principal residential uses are permitted in an Agricultural-3 District as noted above:

1. Single Family Dwelling
2. Group Living Facility (1 to 5 persons)

3-10-02-03 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in an Agricultural-3 District as noted above:

1. Funeral Home/Mortuary ***Adopted by the BoCC on December 13, 2010**
2. Outdoor Public Uses

3. Places of Worship (subject to performance standards in Section 4-07-02-04)

3-10-02-04 PERMITTED PRINCIPAL COMMERCIAL USES

The following principal commercial uses are permitted in an Agricultural-3 District as noted above:

1. Bed and Breakfast

3-10-02-05 PERMITTED PRINCIPAL MARIJUANA ESTABLISHMENTS

The following principal marijuana establishments are permitted in an Agricultural-3 District as noted above:

1. Medical Marijuana Optional Premises Cultivation Operation
2. Retail Marijuana Cultivation Facility

3-10-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Agricultural, Accessory
2. Residential, Accessory

3-10-04 PERMITTED CONDITIONAL USES

The following uses are permitted in an Agricultural-3 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval:

3-10-04-01 PERMITTED CONDITIONAL AGRICULTURAL USES

The following conditional agricultural uses are permitted in an Agricultural-3 District as noted above:

1. Agricultural Support Businesses and Services
2. Agricultural Business
3. Equestrian Arena, Commercial

December 16, 2014

3-10-04-02 PERMITTED CONDITIONAL RESIDENTIAL USES

The following conditional residential uses are permitted in an Agricultural-3 District as noted above:

1. Two-Family Dwelling
2. Group Living Facility (in excess of 5 persons)
3. Group Living Facility (with more than 1 registered sex offender), including Group home for the developmentally disabled, and Group home for the elderly.

3-10-04-03 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in an Agricultural-3 District as noted above:

1. Funeral Home/Mortuary to include Cremation ***Adopted by the BoCC on December 13, 2010**
2. Halfway House ***Adopted by the BoCC on December 13, 2010**
3. Institutional Care
4. Jails and Prisons
5. Neighborhood Indoor Uses
6. Public Service
7. Universities

3-10-04-04 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in an Agricultural-3 District as noted above:

1. Airports, Landing Strips, and Heliports
2. Animal Hospitals
3. Campgrounds, Commercial
4. Communications Towers, Commercial
5. Golf Course/Driving Range, Commercial
6. Heavy Retail and Heavy Services
7. Kennel, Commercial
8. Outdoor Commercial Recreation

9. Parking Lot, Commercial
10. Racing Facilities
11. Services
12. Trade Schools

3-10-04-05 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in an Agricultural-3 District as noted above:

1. Extraction and Disposal Uses (Inert fills may be processed as a Special Use Permit, Conditional Use Permit or Certificate of Designation pursuant to Chapter 2; Except Oil and Gas Drilling and Production shall be processed as a Special Use Permit unless the County elects to execute a Memorandum of Understanding; see Chapters 2 and 4.)
2. Heavy Industry (Excluding Solid Waste Transfer Stations and Scrap Tire Recycling Facilities)
3. Landscape Storage Yards
4. Light Industry, including bone reduction, and pickle manufacturing. (Excluding all other Light, Heavy and Moderate Manufacturing or Processing uses)
5. Major Energy Facilities
6. Recycling Facility ***Adopted by the BoCC on December 13, 2010**

3-10-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in an Agricultural-3 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in an Agricultural-3 District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~Community and Economic Development.

3-10-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of ~~Planning and Development~~Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-10-07 AREA AND HEIGHT STANDARDS

3-10-07-01 MINIMUM LOT SIZE REQUIREMENTS

The minimum lot size requirement in an Agricultural-3 District shall be thirty-five (35) acres.

3-10-07-02 MINIMUM LOT WIDTH REQUIREMENTS

The minimum width of a lot or parcel in an Agricultural-3 District shall be six hundred (600) feet.

3-10-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE

3-10-07-03-01 *MINIMUM FRONT SETBACK*

The minimum front setback for a principal structure in an Agricultural-3 District shall be fifty (50) feet.

3-10-07-03-02 *MINIMUM SIDE CORNER SETBACK*

The minimum side corner setback for a principal structure in an Agricultural-3 District shall be fifty (50) feet.

3-10-07-03-03 *MINIMUM SIDE SETBACK*

The minimum side setback for a principal structure in an Agricultural-3 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

3-10-07-03-04 *MINIMUM REAR SETBACK*

The minimum rear setback for a principal structure in an Agricultural-3 District shall be twenty (20) feet.

3-10-07-03-05 *MINIMUM R.O.W. SETBACK*

The minimum setback for a principal structure in an Agricultural-3 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be one-hundred-twenty (120) feet. The minimum setback from a collector or local road shall be fifty (50) feet.

3-10-07-03-06 **MINIMUM SETBACK FROM SECTION LINE FOR ALL STRUCTURES**

The minimum setback from a section line for a principal structure or agricultural building in an Agricultural-3 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of [Transportation Public Works](#) determines no additional right-of-way is required.

3-10-07-04 **SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES OR AGRICULTURE BUILDINGS**

3-10-07-04-01 **MINIMUM FRONT SETBACK**

All accessory structures shall be setback at least ten (10) feet to the rear of the front structure line of the principal dwelling, or one hundred (100) feet from the front property line, whichever is less, if a principal dwelling already exists on site. The minimum front setback for a principal structure in an Agricultural-3 District shall be fifty (50) feet.

3-10-07-04-02 **MINIMUM SIDE SETBACK**

The minimum side setback for accessory structures in an Agricultural-3 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

3-10-07-04-03 **MINIMUM REAR SETBACK**

The minimum rear setback for accessory structures in an Agricultural-3 District shall be ten (10) feet.

3-10-07-04-04 **MINIMUM R.O.W. SETBACK**

The minimum setback for all accessory structures in an Agricultural-3 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be one-hundred-twenty (120) feet. The minimum setback from a collector or local road shall be fifty (50) feet.

3-10-07-04-05 *MINIMUM SETBACK FROM SECTION LINE FOR ALL ACCESSORY STRUCTURES*

The minimum setback from a section line for all accessory structures in an Agricultural-3 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of ~~Transportation~~Public Works determines no additional right-of-way is required.

3-10-07-05 *MAXIMUM HEIGHT*

3-10-07-05-01 *DWELLINGS AND ACCESSORY STRUCTURES*

The maximum height of dwellings and accessory structures in an Agricultural-3 District shall be thirty-five (35) feet.

3-10-07-05-02 *AGRICULTURAL STRUCTURES*

The maximum height of agricultural structures in an Agricultural-3 District shall be seventy (70) feet, except for structures located on a lot established by a recorded subdivision plat, where the maximum shall be twenty-five (25) feet.

3-10-07-06 *MAXIMUM STRUCTURE COVERAGE*

The maximum structure coverage on a lot in an Agricultural-3 District shall not be limited. Accessory buildings may be constructed prior to the principal dwelling on a lot.

3-10-07-07 *MINIMUM FLOOR AREA OF DWELLINGS*

3-10-07-07-01 *SINGLE STORY DWELLING*

The minimum floor area of a single story dwelling in an Agricultural-3 District shall be twelve hundred (1,200) square feet.

3-10-07-07-02 *TRI-LEVEL DWELLING*

The minimum floor area of a tri-level dwelling in an Agricultural-3 District shall be twelve hundred (1,200) square feet.

3-10-07-07-03 **BI-LEVEL OR TWO STORY**

The minimum floor area of a bi-level or two story dwelling in an Agricultural-3 District shall be nine hundred (900) square feet on the 1st floor plus six hundred (600) square feet on the 2nd floor. A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.

3-10-08 **RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Agricultural-3 District unless inconsistent with a provision contained in Section 3-10, in which case the specific standard or requirement contained in Section 3-10 shall apply.

3-11 RESIDENTIAL ESTATE DISTRICT (RE)

3-11-01 PURPOSE

The purpose of the Residential Estate District is to serve exclusively as a single-family detached residential district for larger lots and larger homes in a spacious, open environment away from higher density uses and where agricultural uses and the keeping of livestock are substantially restricted.

3-11-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Residential Estate District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

3-11-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in a Residential Estate District as noted above:

1. Traditional Farming

3-11-02-02 PERMITTED PRINCIPAL RESIDENTIAL USES

The following principal residential uses are permitted in a Residential Estate District as noted above:

1. Single Family Dwelling
2. Group Living Facility (1 to 5 persons)

3-11-02-03 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in a Residential Estate District as noted above:

1. Outdoor Public Uses (Excluding Cemeteries) ***Adopted by the BOCC December 13, 2010**

3-11-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Residential, Accessory
2. Institutional, Accessory

3-11-04 PERMITTED CONDITIONAL USES

The following uses are permitted in a Residential Estate District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

3-11-04-01 PERMITTED CONDITIONAL RESIDENTIAL USES

The following conditional residential uses are permitted in a Residential Estate District as noted above:

1. Group Living Facility (in excess of 5 persons)
2. Group Living Facility (with more than 1 registered sex offender), including Group home for the developmentally disabled, and Group home for the elderly.

3-11-04-02 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in a Residential Estate District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Places of Worship
4. Public Service
5. Universities

3-11-04-03 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in a Residential Estate District as noted above:

1. Bed and Breakfast
2. Golf Courses/Driving Ranges, Commercial

3-11-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in a Residential Estate District as noted above:

1. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Drilling and Production shall be processed as a Special Use Permit unless the County elects to execute a Memorandum of Understanding; see Chapters 2 and 4).
2. Major Energy Facilities

3-11-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Residential Estate District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Residential Estate District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~ Community and Economic Development.

3-11-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of ~~Planning and Development~~ Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-11-07 AREA AND HEIGHT STANDARDS

3-11-07-01 MINIMUM LOT SIZE REQUIREMENTS

The minimum lot size in a Residential Estate District shall be two-and-one-half (2.5) acres where individual well and septic are provided and one (1) acre where public water or public sewer is provided.

3-11-07-02 MINIMUM LOT WIDTH REQUIREMENTS

3-11-07-02-01 *MINIMUM WITH WELL AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM*

The minimum width of a lot in a Residential Estate District with a well and individual sewage disposal system shall be one-hundred-fifty (150) feet.

3-11-07-02-02 **MINIMUM WITH PUBLIC WATER OR SEWER FACILITIES**

The minimum width of a lot in a Residential Estate District with public water or sewer facilities shall be one hundred (100) feet.

3-11-07-03 **SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

3-11-07-03-01 **MINIMUM FRONT SETBACK**

The minimum front setback for a principal structure in a Residential Estate District shall be thirty (30) feet.

3-11-07-03-02 **MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for a principal structure in a Residential Estate District shall be thirty (30) feet.

3-11-07-03-03 **MINIMUM SIDE SETBACK**

The minimum side setback for a principal structure in a Residential Estate District shall be seventeen (17) feet on one side or five (5) feet from attached garage, and five (5) feet on the other side.

3-11-07-03-04 **MINIMUM REAR SETBACK**

The minimum rear setback for a principal structure in a Residential Estate District shall be twenty (20) feet.

3-11-07-03-05 **MINIMUM R.O.W. SETBACK**

The minimum setback for all principal structures in a Residential Estate District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local right-of-ways shall be thirty (30) feet.

3-11-07-03-06 **MINIMUM SETBACK FROM SECTION LINE**

The minimum setback from a section line for principal structures in a Residential Estate District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of ~~Transportation~~Public Works determines no additional right-of-way is required.

3-11-07-04 SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES**3-11-07-04-01 MINIMUM FRONT SETBACK**

The minimum front setback for accessory structures in a Residential Estate District shall be thirty (30) feet or no less than the existing or proposed setback of the principal dwelling, whichever is greater.

3-11-07-04-02 MINIMUM SIDE CORNER SETBACK

The minimum side corner setback for accessory structures in a Residential Estate District shall be thirty (30) feet, or equal to the principal dwelling, whichever is greater.

3-11-07-04-03 MINIMUM SIDE SETBACK

The minimum side setback for accessory structures in a Residential Estate District shall be twenty (20) feet.

3-11-07-04-04 MINIMUM REAR SETBACK

The minimum rear setback for accessory structures in a Residential Estate District shall be ten (10) feet.

3-11-07-04-05 MINIMUM R.O.W. SETBACK

The minimum setback for all accessory structures in a Residential Estate District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local right-of-ways shall be thirty (30) feet.

3-11-07-04-06 MINIMUM SETBACK FROM SECTION LINE

The minimum setback from a section line for accessory structures in a Residential Estate District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of ~~Transportation~~ ~~Public Works~~ determines no additional right-of-way is required.

3-11-07-05 **MAXIMUM HEIGHT**

3-11-07-05-01 ***DWELLINGS***

The maximum height of dwellings in a Residential Estate District shall be thirty-five (35) feet.

3-11-07-05-02 ***ACCESSORY STRUCTURES***

The maximum height of accessory structures in a Residential Estate District shall be twenty-five (25) feet.

3-11-07-06 **MAXIMUM STRUCTURE COVERAGE**

3-11-07-06-01 ***LOT SERVED BY WELL AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM***

The maximum structure coverage on a lot served by a well and individual sewage disposal system in a Residential Estate District shall be 12.5% of lot area.

3-11-07-06-02 ***LOT SERVED BY PUBLIC WATER OR SEWER***

The maximum structure coverage on a lot served by public water or sewer in a Residential Estate District shall be 12.5% of lot area.

3-11-07-06-03 ***LOT SERVED BY PUBLIC WATER AND SEWER***

The maximum structure coverage on a lot served by public water and sewer in a Residential Estate District shall be 12.5% of lot area.

3-11-07-06-04 ***ACCESSORY BUILDING COVERAGE***

In no case shall an accessory building exceed twice the floor area of the principal structure on the lot unless the accessory building is an aircraft hangar. Aircraft hangars shall meet the performance standards for aircraft hangars. Accessory buildings shall not be constructed prior to the principal dwelling on a lot.

3-11-07-07 **MINIMUM FLOOR AREA OF DWELLINGS**

The minimum floor area of dwellings in a Residential Estate District shall be eighteen hundred (1,800) square feet.

3-11-08 **RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Residential Estate District unless inconsistent with a provision contained in Section 3-11, in which case the specific standard or requirement contained in Section 3-11 shall apply.

3-12 **RESIDENTIAL-1-A DISTRICT (R-1-A)**

The same as R-I-C

3-13 RESIDENTIAL-1-C DISTRICT (R-1-C)

3-13-01 PURPOSE

The purpose of the Residential-1-C District is to serve exclusively as a single-family district for smaller home sites and smaller homes.

3-13-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Residential-1-C District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

3-13-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in a Residential-1-C District as noted above:

1. Traditional Farming

3-13-02-02 PERMITTED PRINCIPAL RESIDENTIAL USES

The following principal residential uses are permitted in a Residential-1-C District as noted above:

1. Single Family Dwelling
2. Group Living Facility (1 to 5 persons)

3-13-02-03 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in a Residential-1-C District as noted above:

1. Outdoor Public Uses (Excluding Cemeteries) ***Adopted by the BOCC December 13, 2010**

3-13-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Residential Uses, Accessory

2. Institutional Uses, Accessory

3-13-04 PERMITTED CONDITIONAL USES

The following uses are permitted in a Residential-1-C District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

3-13-04-01 PERMITTED CONDITIONAL RESIDENTIAL USES

The following conditional residential uses are permitted in a Residential-1-C District as noted above:

1. Manufactured Home Park
2. Group Living Facility (in excess of 5 persons)
3. Group Living Facility (with more than 1 registered sex offender), including Group home for the developmentally disabled, and Group home for the elderly.

3-13-04-02 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in a Residential-1-C District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Places of Worship
4. Public Service
5. Universities

3-13-04-03 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in a Residential-1-C District as noted above:

1. Bed and Breakfast
2. Golf Courses/Driving Ranges, Commercial

3-13-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in a Residential-1-C District as noted above:

1. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Drilling and Production shall be processed as a Special Use Permit unless the County elects to execute a Memorandum of Understanding; see Chapters 2 and 4).
2. Major Energy Facilities

3-13-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Residential-1-C District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Residential-1-C District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~Community and Economic Development.

3-13-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of ~~Planning and Development~~Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-13-07 AREA AND HEIGHT STANDARDS

3-13-07-01 MINIMUM LOT SIZE REQUIREMENTS

3-13-07-01-01 CORNER LOTS

The minimum lot size for corner lots in a Residential-1-C District shall be seventy-five hundred (7,500) square feet.

3-13-07-01-02 INTERNAL LOTS

The minimum lot size for internal lots in a Residential-1-C District shall be seven thousand (7,000) square feet.

3-13-07-02 **MINIMUM LOT WIDTH REQUIREMENTS**

3-13-07-02-01 ***CORNER LOTS***

The minimum lot width for corner lots in a Residential-1-C District shall be seventy (70) feet.

3-13-07-02-02 ***INTERNAL LOTS***

The minimum lot width for internal lots in a Residential-1-C District shall be sixty-five (65) feet.

3-13-07-03 **SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

3-13-07-03-01 ***MINIMUM FRONT SETBACK***

The minimum front setback for a principal structure in a Residential-1-C District shall be twenty (20) feet.

3-13-07-03-02 ***MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a principal structure in a Residential-1-C District shall be twenty (20) feet.

3-13-07-03-03 ***MINIMUM SIDE SETBACK***

The minimum side setback for a principal structure in a Residential-1-C District shall be seventeen (17) feet on one side or five (5) feet from attached garage, and five (5) feet on the other side.

3-13-07-03-04 ***MINIMUM REAR SETBACK***

The minimum rear setback for a principal structure in a Residential-1-C District shall be fifteen (15) feet.

3-13-07-03-05 ***MINIMUM R.O.W. SETBACK***

The minimum setback for all principal structures in a Residential-1-C District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local right-of-ways shall be twenty (20) feet.

3-13-07-03-06 MINIMUM SETBACK FROM SECTION LINE

The minimum setback from a section line for principal structures in a Residential-1-C District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of ~~Transportation~~~~Public Works~~ determines no additional right-of-way is required.

3-13-07-04 SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES**3-13-07-04-01 MINIMUM FRONT SETBACK**

The minimum front setback for accessory structures in a Residential-1-C District shall be no less than the existing or proposed setback of the principal dwelling.

3-13-07-04-02 MINIMUM SIDE CORNER SETBACK

The minimum side corner setback for accessory structures in a Residential-1-C District shall be twenty (20) feet or equal to the principal dwelling, whichever is greater.

3-13-07-04-03 MINIMUM SIDE SETBACK

The minimum side setback for accessory structures in a Residential-1-C District shall be five (5) feet.

3-13-07-04-04 MINIMUM REAR SETBACK

The minimum rear setback for accessory structures in a Residential-1-C District shall be five (5) feet.

3-13-07-04-05 MINIMUM R.O.W. SETBACK

The minimum setback for all accessory structures in a Residential-1-C District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local right-of-ways shall be twenty (20) feet.

3-13-07-04-06 MINIMUM SETBACK FROM SECTION LINE

The minimum setback from a section line for accessory structures in a Residential -1-C District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of ~~Transportation~~~~Public Works~~ determines no additional right-of-way is required.

3-13-07-05 **MAXIMUM HEIGHT**

3-13-07-05-01 **DWELLINGS**

The maximum height of dwellings in a Residential-1-C District shall be twenty-five (25) feet.

3-13-07-05-02 **ACCESSORY STRUCTURES**

The maximum height of accessory structures in a Residential-1-C District shall be sixteen (16) feet.

3-13-07-06 **MAXIMUM ACCESSORY BUILDING COVERAGE**

The maximum accessory building coverage in a Residential-1-C District shall be nine hundred (900) square feet. Accessory buildings shall not be constructed prior to the principal dwelling on a lot.

3-13-07-07 **MINIMUM FLOOR AREA OF DWELLINGS**

The minimum floor area of dwellings in a Residential-1-C District shall be twelve- hundred-fifty (1,250) square feet.

3-13-08 **RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Residential-1-C District unless inconsistent with a provision contained in Section 3-13, in which case the specific standard or requirement contained in Section 3-13 shall apply.

3-14 RESIDENTIAL-2 DISTRICT (R-2)

3-14-01 PURPOSE

The purpose of the Residential-2 District is to provide a residential district which permits two-family dwellings and single family homes in a moderate density setting.

3-14-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Residential-2 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

3-14-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in a Residential-2 District as noted above:

1. Traditional Farming

3-14-02-02 PERMITTED PRINCIPAL RESIDENTIAL USES

The following principal residential uses are permitted in a Residential-2 District as noted above:

1. Single Family Dwelling
2. Two-Family Dwelling
3. Group Living Facility (1 to 5 persons)

3-14-02-03 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in a Residential-2 District as noted above:

1. Outdoor Public Uses (Excluding Cemeteries) ***Adopted by the BOCC December 13, 2010**

3-14-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Residential Uses, Accessory
2. Institutional Uses, Accessory

3-14-04 PERMITTED CONDITIONAL USES

The following uses are permitted in a Residential-2 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

3-14-04-01 PERMITTED CONDITIONAL RESIDENTIAL USES

The following conditional residential uses are permitted in a Residential-2 District as noted above:

1. Manufactured Home Park
2. Group Living Facility (in excess of 5 persons)
3. Group Living Facility (with more than 1 registered sex offender), including Group home for the developmentally disabled, and Group home for the elderly.

3-14-04-02 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in a Residential-2 District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Places of Worship
4. Public Service
5. Universities

3-14-04-03 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in a Residential-2 District as noted above:

1. Golf Courses/Driving Ranges, Commercial

3-14-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in a Residential-2 District as noted above:

1. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Drilling and Production shall be processed as a Special Use Permit unless the County elects to execute a Memorandum of Understanding; see Chapters 2 and 4).
2. Major Energy Facilities

3-14-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Residential-2 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Residential-2 District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~Community and Economic Development.

3-14-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of ~~Planning and Development~~Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-14-07 AREA AND HEIGHT STANDARDS

3-14-07-01 MINIMUM LOT SIZE REQUIREMENTS

3-14-07-01-01 SINGLE FAMILY LOTS

The minimum size of single family lots in a Residential-2 District shall be:

1. Corner Lots: seventy-five hundred (7,500) square feet
2. Internal Lot: seven thousand (7,000) square feet

3-14-07-01-02 TWO-FAMILY LOTS

The minimum size of two-family dwelling lots in a Residential-2 District shall be forty-five hundred (4,500) square feet per dwelling unit.

3-14-07-02 MINIMUM LOT WIDTH REQUIREMENTS

3-14-07-02-01 SINGLE FAMILY LOTS

The minimum width of single family lots in a Residential-2 District shall be:

1. Corner Lots: seventy (70) feet
2. Internal Lot: sixty-five (65) feet

3-14-07-02-02 TWO-FAMILY LOTS

The minimum width of two-family dwelling lots in a Residential-2 District shall be:

1. Corner Lots: fifty (50) feet where a two-family dwelling is constructed as a townhome (single dwelling unit on each lot) and one hundred (100) feet where a two-family dwelling is built on a single lot.
2. Internal Lot: forty-five (45) feet where a two-family dwelling is constructed as a townhome (single dwelling unit on each lot) and ninety (90) feet where a two-family dwelling is built on a single lot.

3-14-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE

3-14-07-03-01 MINIMUM FRONT SETBACK

The minimum front setback for a principal structure in a Residential-2 District shall be twenty (20) feet.

3-14-07-03-02 MINIMUM SIDE CORNER SETBACK

The minimum side corner setback for a principal structure in a Residential-2 District shall be twenty (20) feet.

3-14-07-03-03 MINIMUM SIDE SETBACK

The minimum side setback for a principal structure in a Residential-2 District shall be seventeen (17) feet on one side or five (5) feet from an attached garage, five (5) feet on the other side, and zero (0) feet along the common wall of a two-family dwelling.

3-14-07-03-04 MINIMUM REAR SETBACK

The minimum rear setback for a principal structure in a Residential-2 District shall be fifteen (15) feet.

3-14-07-03-05 MINIMUM R.O.W. SETBACK

The minimum setback for all principal structures in a Residential-2 District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local right-of-ways shall be twenty (20) feet.

3-14-07-03-06 MINIMUM SETBACK FROM SECTION LINE

The minimum setback from a section line for principal structures in a Residential-2 District shall be one hundred (100) feet. Variations may be permitted if the Department of ~~Transportation Public Works~~ determines no additional right-of-way is required.

3-14-07-04 SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES**3-14-07-04-01 MINIMUM FRONT SETBACK**

The minimum front setback for accessory structures in a Residential-2 District shall be twenty (20) feet.

3-14-07-04-02 MINIMUM SIDE CORNER SETBACK

The minimum side corner setback for accessory structures in a Residential-2 District shall be twenty (20) feet.

3-14-07-04-03 MINIMUM SIDE SETBACK

The minimum side setback for accessory structures in a Residential-2 District shall be five (5) feet.

3-14-07-04-04 MINIMUM REAR SETBACK

The minimum rear setback for accessory structures in a Residential-2 District shall be five (5) feet.

3-14-07-04-05 MINIMUM R.O.W. SETBACK

The minimum setback for all accessory structures in a Residential-2 District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local right-of-ways shall be twenty (20) feet.

3-14-07-04-06 **MINIMUM SETBACK FROM SECTION LINE**

The minimum setback from a section line for accessory structures in a Residential-2 District shall be one hundred (100) feet. Variations may be permitted if the Department of ~~Transportation~~~~Public Works~~ determines no additional right-of-way is required.

3-14-07-05 **MAXIMUM HEIGHT**

3-14-07-05-01 **DWELLINGS**

The maximum height of dwellings in a Residential-2 District shall be twenty-five (25) feet.

3-14-07-05-02 **ACCESSORY STRUCTURES**

The maximum height of accessory structures in a Residential-2 District shall be sixteen (16) feet.

3-14-07-06 **MAXIMUM ACCESSORY BUILDING COVERAGE**

The maximum accessory building coverage in a Residential-2 District shall be four-hundred-fifty (450) square feet per two-family dwelling unit. A maximum of 900 square feet shall be allowed for an accessory building when used as a single family dwelling.

3-14-07-07 **MINIMUM FLOOR AREA OF DWELLINGS**

3-14-07-07-01 **TWO-FAMILY**

The minimum floor area of a two-family dwelling in a Residential-2 District shall be one thousand (1,000) square feet per dwelling unit.

3-14-07-07-02 **SINGLE FAMILY DWELLING**

The minimum floor area of a single family dwelling in a Residential-2 District shall be twelve-hundred-fifty (1,250) square feet.

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3-14-08 **RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Residential-2 District unless inconsistent with a provision contained in Section 3-14, in which case the specific standard or requirement contained in Section 3-14 shall apply.

3-15 RESIDENTIAL-3 DISTRICT (R-3)

3-15-01 PURPOSE

The purpose of the Residential-3 District is to provide a moderate density district which allows three (3) or more single-family attached residences on a single lot or on individually owned lots.

3-15-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Residential-3 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

3-15-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in a Residential-3 District as noted above:

1. Traditional Farming

3-15-02-02 PERMITTED PRINCIPAL RESIDENTIAL USES

The following principal residential uses are permitted in a Residential-3 District as noted above:

1. Multi-Family Dwelling
2. Group Living Facility (1 to 5 persons)

3-15-02-03 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in a Residential-3 District as noted above:

1. Outdoor Public Uses (Excluding Cemeteries) ***Adopted by the BOCC December 13, 2010**

3-15-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Residential Uses, Accessory

2. Institutional Uses, Accessory

3-15-04 PERMITTED CONDITIONAL USES

The following uses are permitted in a Residential-3 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

3-15-04-01 PERMITTED CONDITIONAL RESIDENTIAL USES

The following conditional residential uses are permitted in a Residential-3 District as noted above:

1. Single-Family Dwelling
2. Two-Family Dwelling
3. Manufactured Home Park
4. Group Living Facility (in excess of 5 persons), including Group home for the developmentally disabled, and Group home for the elderly.
5. Group Living Facility (with more than 1 registered sex offender)

3-15-04-02 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in a Residential-3 District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Places of Worship
4. Public Service

3-15-04-03 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in a Residential-3 District as noted above:

1. Golf Courses/Driving Ranges, Commercial

3-15-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in a Residential-3 District as noted above:

1. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Drilling and Production shall be processed as a Special Use Permit unless the County elects to execute a Memorandum of Understanding; see Chapters 2 and 4).
2. Major Energy Facilities

3-15-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Residential-3 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Residential-3 District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~Community and Economic Development.

3-15-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of ~~Planning and Development~~Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-15-07 AREA AND HEIGHT STANDARDS

3-15-07-01 MINIMUM LOT SIZE REQUIREMENTS

3-15-07-01-01 ATTACHED DWELLINGS ON INDIVIDUAL LOTS

The minimum lot size for attached dwellings on individual lots in a Residential-3 District shall be twenty-five hundred (2,500) square feet per dwelling unit.

3-15-07-01-02 ATTACHED DWELLINGS ON ONE LOT

The minimum lot size for attached dwellings on one lot in a Residential-3 District shall be ninety-five hundred (9,500) square feet.

3-15-07-02 MAXIMUM DENSITY

The maximum density in a Residential-3 District shall be fourteen (14) dwelling units per acre.

3-15-07-03 MINIMUM LOT WIDTH REQUIREMENTS**3-15-07-03-01 ATTACHED DWELLINGS ON INDIVIDUAL LOTS**

The minimum lot width for attached dwellings on individual lots in a Residential-3 District shall be twenty-five (25) feet.

3-15-07-03-02 ATTACHED DWELLINGS ON ONE LOT

The minimum lot width for attached dwellings on one (1) lot in a Residential-3 District shall be one-hundred-fifty (150) feet.

3-15-07-04 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**3-15-07-04-01 MINIMUM FRONT SETBACK**

The minimum front setback for a principal structure in a Residential-3 District shall be twenty (20) feet.

3-15-07-04-02 MINIMUM SIDE CORNER SETBACK

The minimum side corner setback for a principal structure in a Residential-3 District shall be twenty (20) feet.

3-15-07-04-03 MINIMUM SIDE SETBACK

The minimum side setback for a principal structure in a Residential-3 District shall be zero (0) feet along common walls of adjoining dwelling units, five (5) feet from an end unit when units are located on individual lots, and twenty (20) feet from an end unit when units are located on a single lot.

3-15-07-04-04 MINIMUM REAR SETBACK

The minimum rear setback for a principal structure in a Residential-3 District shall be twenty (20) feet.

3-15-07-04-05 MINIMUM R.O.W. SETBACK

The minimum setback for all principal structures in a Residential-3 District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local right-of-ways shall be twenty (20) feet.

3-15-07-04-06 **MINIMUM SETBACK FROM SECTION LINE**

The minimum setback from a section line for principal structures in a Residential-3 District shall be one hundred (100) feet. Variations may be permitted if the Department of ~~Transportation~~~~Public Works~~ determines no additional right-of-way is required.

3-15-07-05 **SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES**

3-15-07-05-01 **MINIMUM FRONT SETBACK**

The minimum front setback for accessory structures in a Residential-3 District shall be twenty (20) feet.

3-15-07-05-02 **MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for accessory structures in a Residential-3 District shall be twenty (20) feet.

3-15-07-05-03 **MINIMUM SIDE SETBACK**

The minimum side setback for accessory structures in a Residential-3 District shall be five (5) feet.

3-15-07-05-04 **MINIMUM REAR SETBACK**

The minimum rear setback for accessory structures in a Residential-3 District shall be five (5) feet.

3-15-07-05-05 **MINIMUM R.O.W. SETBACK**

The minimum setback for all accessory structures in a Residential-3 District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local right-of-ways shall be twenty (20) feet.

3-15-07-05-06 **MINIMUM SETBACK FROM SECTION LINE**

The minimum setback from a section line for accessory structures in a Residential-3 District shall be one hundred (100) feet. Variations may be permitted if the Department of ~~Transportation~~~~Public Works~~ determines no additional right-of-way is required.

3-15-07-06 **MAXIMUM HEIGHT**

3-15-07-06-01 ***PRINCIPAL STRUCTURE***

The maximum height of a principal structure in a Residential-3 District shall be thirty-five (35) feet.

3-15-07-06-02 ***ACCESSORY STRUCTURES***

The maximum height of accessory structures in a Residential-3 District shall be sixteen (16) feet.

3-15-07-07 **MAXIMUM ACCESSORY BUILDING COVERAGE**

The maximum accessory building coverage in a Residential-3 District shall be 80 square feet per dwelling unit.

3-15-07-08 **MINIMUM FLOOR AREA OF DWELLINGS**

3-15-07-08-01 ***EFFICIENCY UNIT***

The minimum floor area of an efficiency unit in a Residential-3 District shall be four-hundred-fifty (450) square feet.

3-15-07-08-02 ***ONE BEDROOM UNIT***

The minimum floor area of a one bedroom unit in a Residential-3 District shall be six hundred (600) square feet.

3-15-07-08-03 ***TWO BEDROOM UNIT***

The minimum floor area of a two bedroom unit in a Residential-3 District shall be seven-hundred-fifty (750) square feet.

3-15-07-08-04 ***THREE BEDROOM UNIT***

The minimum floor area of a three bedroom unit in a Residential-3 District shall be nine hundred (900) square feet.

3-15-07-08-05 ***FOUR BEDROOM UNIT***

The minimum floor area of a four bedroom unit in a Residential-3 District shall be one thousand (1,000) square feet.

3-15-08 **RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Residential-3 District unless inconsistent with a provision contained in Section 3-15, in which case the specific standard or requirement contained in Section 3-15 shall apply.

RESIDENTIAL-4 DISTRICT (R-4)

3-15-09 PURPOSE

The purpose of the Residential-4 District is to provide a high-density district that allows three (3) or more single-family attached residences on a single lot.

3-15-10 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Residential-4 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

3-15-10-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in a Residential-4 District as noted above:

1. Traditional Farming

3-15-10-02 PERMITTED PRINCIPAL RESIDENTIAL USES

The following principal residential uses are permitted in a Residential-4 District as noted above:

1. Multi-Family Dwelling
2. Group Living Facility (1 to 5 persons)

3-15-10-03 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in a Residential-4 District as noted above:

1. Outdoor Public Uses (Excluding Cemeteries) ***Adopted by the BOCC December 13, 2010**

3-15-11 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Residential Uses, Accessory

2. Institutional Uses, Accessory

3-15-12 PERMITTED CONDITIONAL USES

The following uses are permitted in a Residential-4 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

3-15-12-01 PERMITTED CONDITIONAL RESIDENTIAL USES

The following conditional residential uses are permitted in a Residential-4 District as noted above:

1. Single-Family Dwelling
2. Two-Family Dwelling
3. Manufactured Home Park
4. Group Living Facility (in excess of 5 persons), including Group home for the developmentally disabled, and Group home for the elderly.
5. Group Living Facility (with more than 1 registered sex offender)

3-15-12-02 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in a Residential-4 District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Places of Worship
4. Public Service

3-15-12-03 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in a Residential-4 District as noted above:

1. Golf Courses/Driving Ranges, Commercial

3-15-12-04 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in a Residential-4 District as noted above:

1. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Drilling and Production shall be processed as a Special Use Permit unless the County elects to execute a Memorandum of Understanding; see Chapters 2 and 4).
2. Major Energy Facilities

3-15-13 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Residential-4 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Residential-4 District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~Community and Economic Development.

3-15-14 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of ~~Planning and Development~~Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-15-15 AREA AND HEIGHT STANDARDS

3-15-15-01 MINIMUM LOT SIZE REQUIREMENTS

The minimum lot size in a Residential-4 District shall be two (2) acres.

3-15-15-02 MINIMUM DENSITY

The minimum density in a Residential-4 District shall be fourteen (14) dwelling units per acre.

3-15-15-03 MAXIMUM DENSITY

The maximum density in a Residential-4 District shall be thirty-five (35) dwelling units per acre.

3-15-15-04 MINIMUM LOT WIDTH REQUIREMENTS

The minimum lot width in a Residential-4 District shall be two hundred (200) feet.

3-15-15-05 **SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

3-15-15-05-01 ***MINIMUM FRONT SETBACK***

The minimum front setback for a principal structure in a Residential-4 District shall be fifty (50) feet.

3-15-15-05-02 ***MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a principal structure in a Residential-4 District shall be fifty (50) feet.

3-15-15-05-03 ***MINIMUM SIDE SETBACK***

The minimum side setback for a principal structure in a Residential-4 District shall be twenty-five (25) feet.

3-15-15-05-04 ***MINIMUM REAR SETBACK***

The minimum rear setback for a principal structure in a Residential-4 District shall be twenty (20) feet.

3-15-15-05-05 ***MINIMUM R.O.W. SETBACK***

The minimum setback for all principal structures in a Residential-4 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local right-of-ways shall be fifty (50) feet.

3-15-15-05-06 ***MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for principal structures in a Residential-4 District shall be one hundred (100) feet. Variations may be permitted if the Department of ~~Transportation~~[Public Works](#) determines no additional right-of-way is required.

3-15-15-06 **SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES**

3-15-15-06-01 ***MINIMUM FRONT SETBACK***

The minimum front setback for accessory structures in a Residential-4 District shall be fifty (50) feet.

3-15-15-06-02 MINIMUM SIDE CORNER SETBACK

The minimum side corner setback for accessory structures in a Residential-4 District shall be fifty (50) feet.

3-15-15-06-03 MINIMUM SIDE SETBACK

The minimum side setback for accessory structures in a Residential-4 District shall be five (5) feet.

3-15-15-06-04 MINIMUM REAR SETBACK

The minimum rear setback for accessory structures in a Residential-4 District shall be five (5) feet.

3-15-15-06-05 MINIMUM R.O.W. SETBACK

The minimum setback for all accessory structures in a Residential-4 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local right-of-ways shall be fifty (50) feet.

3-15-15-06-06 MINIMUM SETBACK FROM SECTION LINE

The minimum setback from a section line for accessory structures in a Residential-4 District shall be one hundred (100) feet. Variations may be permitted if the Department of ~~Transportation~~ ~~Public Works~~ determines no additional right-of-way is required.

3-15-15-07 MAXIMUM HEIGHT**3-15-15-07-01 PRINCIPAL STRUCTURE**

The maximum height of a principal structure in a Residential-4 District shall be seventy (70) feet.

3-15-15-07-02 ACCESSORY STRUCTURES

The maximum height of accessory structures in a Residential-4 District shall be sixteen (16) feet.

3-15-15-08 MAXIMUM ACCESSORY BUILDING COVERAGE

The maximum accessory building coverage in a Residential-4 District shall be eighty (80) square feet per dwelling unit.

3-15-15-09 MINIMUM FLOOR AREA OF DWELLINGS

3-15-15-09-01 EFFICIENCY UNIT

The minimum floor area of an efficiency unit in a Residential-4 District shall be four-hundred-fifty (450) square feet.

3-15-15-09-02 ONE BEDROOM UNIT

The minimum floor area of a one bedroom unit in a Residential-4 District shall be six hundred (600) square feet.

3-15-15-09-03 TWO BEDROOM UNIT

The minimum floor area of a two bedroom unit in a Residential-4 District shall be seven-hundred-fifty (750) square feet.

3-15-15-09-04 THREE BEDROOM UNIT

The minimum floor area of a three bedroom unit in a Residential-4 District shall be nine hundred (900) square feet.

3-15-15-09-05 FOUR BEDROOM UNIT

The minimum floor area of a four bedroom unit in a Residential-4 District shall be one thousand (1,000) square feet.

3-15-16 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Residential-4 District unless inconsistent with a provision contained in Section 0, in which case the specific standard or requirement contained in Section 0 shall apply.

3-16 MOBILE HOME DWELLING DISTRICT (MH)

3-16-01 PURPOSE

The purpose of the Mobile Home Dwelling District is to provide a district for Mobile Homes with the necessary facilities with mobile home spaces or lots, which may (but need not) be owned by different persons.

3-16-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Mobile Home Dwelling District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

3-16-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in a Mobile Home Dwelling District as noted above:

1. Traditional Farming

3-16-02-02 PERMITTED PRINCIPAL RESIDENTIAL USES

The following principal residential uses are permitted in a Mobile Home Dwelling District as noted above:

1. Single Family Dwelling
2. Mobile Home Parks

3-16-02-03 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in a Mobile Home Dwelling District as noted above:

1. Outdoor Public Uses (Excluding Cemeteries) ***Adopted by the BOCC December 13, 2010**

3-16-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Residential Uses, Accessory
2. Institutional Uses, Accessory

3-16-04 PERMITTED CONDITIONAL USES

The following uses are permitted in a Mobile Home Dwelling District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

3-16-04-01 PERMITTED CONDITIONAL RESIDENTIAL USES

The following conditional residential uses are permitted in a Mobile Home Dwelling District as noted above:

1. Two-Family Dwelling
2. Multi-Family Dwelling
3. Manufactured Home Park
4. Group Living Facility (1 to 5 persons)
5. Group Living Facility (in excess of 5 persons), including Group home for the developmentally disabled, and Group home for the elderly
6. Group Living Facility (with more than 1 registered sex offender)

3-16-04-02 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in a Mobile Home Dwelling District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Places of Worship
4. Public Service

3-16-04-03 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in a Mobile Home Dwelling District as noted above:

1. Golf Courses/Driving Ranges, Commercial

3-16-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in a Mobile Home Dwelling District as noted above:

1. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Drilling and Production shall be processed as a Special Use Permit unless the County elects to execute a Memorandum of Understanding; see Chapters 2 and 4).
2. Major Energy Facilities

3-16-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Mobile Home Dwelling District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Mobile Home Dwelling District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~Community and Economic Development.

3-16-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of ~~Planning and Development~~Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-16-07 AREA AND HEIGHT STANDARDS

3-16-07-01 MINIMUM LOT SIZE REQUIREMENTS

The minimum lot size in a Mobile Home Dwelling District shall be five thousand (5,000) square feet. Minimum size of new developments shall be forty (40) acres.

3-16-07-02 **MINIMUM LOT WIDTH REQUIREMENTS**

3-16-07-02-01 ***MOBILE HOMES LESS THAN OR EQUAL TO TWENTY FEET WIDE***

The minimum lot width in a Mobile Home Dwelling District for mobile homes less than or equal to twenty feet wide shall be forty-five (45) feet.

3-16-07-02-02 ***MOBILE HOMES MORE THAN TWENTY FEET WIDE***

The minimum lot width in a Mobile Home Dwelling District for mobile homes more than twenty (20) feet wide shall be fifty (50) feet.

3-16-07-03 **SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

3-16-07-03-01 ***MINIMUM FRONT SETBACK***

The minimum front setback for a principal structure in a Mobile Home Dwelling District shall be twenty (20) feet.

3-16-07-03-02 ***MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a principal structure in a Mobile Home Dwelling District shall be twenty (20) feet.

3-16-07-03-03 ***MINIMUM SIDE SETBACK***

The minimum side setback for a principal structure in a Mobile Home Dwelling District shall be seventeen (17) feet on one side or five (5) feet when the lot includes an accessory structure, and five (5) feet on the other side.

3-16-07-03-04 ***MINIMUM REAR SETBACK***

The minimum rear setback for a principal structure in a Mobile Home Dwelling District shall be fifteen (15) feet.

3-16-07-03-05 ***MINIMUM R.O.W. SETBACK***

The minimum setback for all principal structures in a Mobile Home Dwelling District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local right-of-ways shall be twenty (20) feet.

3-16-07-03-06 MINIMUM SETBACK FROM SECTION LINE

The minimum setback from a section line for principal structures in a Mobile Home Dwelling District shall be one hundred (100) feet. Variations may be permitted if the Department of ~~Transportation Public Works~~ determines no additional right-of-way is required.

3-16-07-04 SETBACK FROM OTHER DISTRICT BOUNDARY LINES FOR ALL STRUCTURES

The setback from other zone district boundary lines for all structures in a Mobile Home Dwelling District shall be twenty-five (25) feet.

3-16-07-05 SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES**3-16-07-05-01 MINIMUM FRONT SETBACK**

The minimum front setback for accessory structures in a Mobile Home Dwelling District shall be twenty (20) feet.

3-16-07-05-02 MINIMUM SIDE CORNER SETBACK

The minimum side corner setback for accessory structures in a Mobile Home Dwelling District shall be twenty (20) feet.

3-16-07-05-03 MINIMUM SIDE SETBACK

The minimum side setback for accessory structures in a Mobile Home Dwelling District shall be five (5) feet.

3-16-07-05-04 MINIMUM REAR SETBACK

The minimum rear setback for accessory structures in a Mobile Home Dwelling District shall be five (5) feet.

3-16-07-05-05 MINIMUM R.O.W. SETBACK

The minimum setback for all accessory structures in a Mobile Home Dwelling District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local right-of-ways shall be twenty (20) feet.

3-16-07-05-06 MINIMUM SETBACK FROM SECTION LINE

The minimum setback from a section line for accessory structures in a Mobile Home Dwelling District shall be one hundred (100) feet. Variations may be permitted if the Department of ~~Transportation~~Public Works determines no additional right-of-way is required.

3-16-07-06 MAXIMUM HEIGHT

The maximum height of a structure in a Mobile Home Dwelling District shall be twenty (20) feet and the maximum height of any accessory structure shall be ten (10) feet.

3-16-07-07 MAXIMUM ACCESSORY BUILDING COVERAGE

The maximum accessory building coverage in a Mobile Home Dwelling District shall be six hundred (600) square feet.

3-16-07-08 MINIMUM FLOOR AREA OF DWELLINGS

The minimum floor area of dwellings in a Mobile Home Dwelling District shall be six hundred (600) square feet.

3-16-08 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Mobile Home Dwelling District unless inconsistent with a provision contained in Section 3-16, in which case the specific standard or requirement contained in Section 3-16 shall apply.

3-17 COMMERCIAL-0 DISTRICT (C-0)

3-17-01 PURPOSE

The purpose of the Commercial-0 District is to provide an office district designed to provide administration and professional services, local employment and services, and provide a small local retail district designed to provide small convenient retail shopping and personal services for persons residing in adjacent residential areas.

3-17-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Commercial-0 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

3-17-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in a Commercial-0 District as noted above:

1. Nurseries
2. Traditional Farming

3-17-02-02 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in a Commercial-0 District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Outdoor Public Uses (Excluding Cemeteries) ***Adopted by the BOCC December 13, 2010**
4. Places of Worship

3-17-02-03 PERMITTED PRINCIPAL COMMERCIAL USES

The following principal commercial uses when no more than two thousand (2,000) square feet per business, and provided there are no outdoor facilities, are permitted in a Commercial-0 District as noted above:

1. Animal Hospitals, No outdoor facilities

2. Automobile Service Stations
3. Bed and Breakfast Establishments
2. Commercial Retail
3. Convenience Retail Store
4. Office
5. Services

3-17-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory
2. Institutional, Accessory
3. Residential, Accessory

3-17-04 PERMITTED CONDITIONAL USES

The following uses are permitted in a Commercial-0 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

3-17-04-01 PERMITTED CONDITIONAL RESIDENTIAL USES

The following conditional commercial uses are permitted in a Commercial-0 District as noted above:

1. Single-Family Dwelling
2. Two-Family Dwelling
3. Multi-Family Dwelling
4. Manufactured Home Parks

3-17-04-02 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in a Commercial-0 District as noted above:

1. Public Service
2. Universities

3-17-04-03 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in a Commercial-0 District as noted above:

1. Automobile Dealers
2. Campgrounds, Commercial
3. Communications Towers, Commercial
4. Commercial Retail in excess of two thousand (2,000) square feet per business
5. Convenience Store in excess of two thousand (2,000) square feet per business
6. Drive-In Establishments
7. Golf Course/Driving Range, Commercial
8. Lodging, Commercial in excess of two thousand (2,000) square feet per business
9. Massage Business
10. Office in excess of two thousand (2,000) square feet per business
11. Restaurants
12. Services in excess of two thousand (2,000) square feet per business

3-17-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in a Commercial-0 District as noted above:

1. Alcoholic Beverage Manufacturing
2. Business Park Uses
3. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Drilling and Production shall be processed as a Special Use Permit unless the County elects to execute a Memorandum of Understanding; see Chapters 2 and 4).
4. Fuel, Oil Gasoline, and Petroleum Products (bulk storage and/or sale)
5. Major Energy Facilities

3-17-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Commercial-0 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a

Commercial-0 District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~Community and Economic Development.

3-17-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of ~~Planning and Development~~Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-17-07 AREA AND HEIGHT STANDARDS

3-17-07-01 MINIMUM LOT SIZE REQUIREMENTS

There are no minimum lot size requirements in a Commercial-0 District.

3-17-07-02 MINIMUM LOT WIDTH REQUIREMENTS

The minimum lot width in a Commercial-0 District shall be seventy-five (75) feet.

3-17-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE

3-17-07-03-01 *MINIMUM FRONT SETBACK*

The minimum front setback for a structure in a Commercial-0 District shall be fifty (50) feet.

3-17-07-03-02 *MINIMUM SIDE CORNER SETBACK*

The minimum side corner setback for a structure in a Commercial-0 District shall be fifty (50) feet.

3-17-07-03-03 *MINIMUM SIDE SETBACK*

The minimum side setback for a structure in a Commercial-0 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

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3-17-07-03-04 MINIMUM REAR SETBACK

The minimum rear setback for a structure in a Commercial-0 District shall be fifteen (15) feet.

3-17-07-03-05 MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY

Not applicable

3-17-07-03-06 MINIMUM R.O.W. SETBACK

The minimum setback for all structures in a Commercial-0 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be fifty (50) feet.

3-17-07-03-07 MINIMUM SETBACK FROM SECTION LINE

The minimum setback from a section line for all structures in a Commercial-0 District shall be one hundred (100) feet. Variations may be permitted if the Department of ~~Transportation~~~~Public Works~~ determines no additional right-of-way is required.

3-17-07-04 MAXIMUM HEIGHT

The maximum height of a structure in a Commercial-0 District shall be twenty-five (25) feet.

3-17-07-05 MAXIMUM FLOOR AREA PER COMMERCIAL USE

The maximum floor area per commercial use in a Commercial-0 District shall be two thousand (2,000) square feet unless otherwise approved with a Conditional Use Permit.

3-17-07-06 HOURS OF OPERATION

The hours of operation in a Commercial-0 District shall be restricted to 7:00 a.m. to 10:00 p.m.

3-17-08 **RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Commercial-0 District unless inconsistent with a provision contained in Section 3-17, in which case the specific standard or requirement contained in Section 3-17 shall apply.

3-18 COMMERCIAL-1 DISTRICT (C-1)

3-18-01 PURPOSE

The purpose of the Commercial-1 District is to provide an office district designed to provide retail shopping services and professional office space for persons residing in adjacent residential areas.

3-18-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Commercial-1 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

3-18-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in a Commercial-0 District as noted above:

1. Nurseries
2. Traditional Farming

3-18-02-02 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in a Commercial-1 District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Outdoor Public Uses (Excluding Cemeteries) ***Adopted by the BOCC December 13, 2010**
4. Places of Worship

3-18-02-03 PERMITTED PRINCIPAL COMMERCIAL USES

The following principal commercial uses when less than two thousand (2,000) square feet per business are permitted in a Commercial-1 District as noted above:

1. Animal Hospitals (no outdoor facilities)
2. Automobile Service Stations
3. Bed and Breakfast Establishments

3. Commercial Retail
4. Convenience Retail Store
5. Lodging, Commercial
6. Office
7. Restaurants
8. Services

3-18-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory
2. Institutional, Accessory
3. Residential, Accessory

3-18-04 PERMITTED CONDITIONAL USES

The following uses are permitted in a Commercial-1 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

3-18-04-01 PERMITTED CONDITIONAL RESIDENTIAL USES

The following conditional commercial uses are permitted in a Commercial-1 District as noted above:

1. Multi-Family Dwelling
2. Manufactured Home Parks

3-18-04-02 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in a Commercial-1 District as noted above:

1. Public Service
2. Universities

3-18-04-03 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in a Commercial-1 District as noted above:

1. Animal Hospitals with outdoor facilities
2. Automobile Dealers
3. Campgrounds, Commercial
4. Communications Towers, Commercial
5. Commercial Retail in excess of two thousand (2,000) square feet per business
6. Drive-In Facilities
7. Golf Course/Driving Range, Commercial
8. Indoor Commercial Recreation/Entertainment
9. Kennel, Commercial
10. Lodging, Commercial in excess of two thousand (2,000) square feet per business
11. Massage Business
12. Office in excess of two thousand (2,000) square feet per business
13. Outdoor Commercial Recreation
14. Parking Lot, Commercial
15. Restaurants in excess of two thousand (2,000) square feet per business
16. Services in excess of two thousand (2,000) square feet per business
17. Trade Schools

3-18-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in a Commercial-1 District as noted above:

1. Alcoholic Beverage Manufacturing
2. Business Park Uses
3. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Drilling and Production shall be processed as a Special Use Permit unless the County elects to execute a Memorandum of Understanding; see Chapters 2 and 4).
4. Fuel, Oil, Gasoline, and Petroleum Products (bulk storage and/or sale)
5. Major Energy Facilities

3-18-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Commercial-1 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Commercial-1 District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~Community and Economic Development.

3-18-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of ~~Planning and Development~~Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-18-07 AREA AND HEIGHT STANDARDS

3-18-07-01 MINIMUM LOT SIZE REQUIREMENTS

There are no minimum lot size requirements in a Commercial-1 District.

3-18-07-02 MINIMUM LOT WIDTH REQUIREMENTS

The minimum lot width in a Commercial-1 District shall be seventy-five (75) feet.

3-18-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE

3-18-07-03-01 MINIMUM FRONT SETBACK

The minimum front setback for a structure in a Commercial-1 District shall be fifty (50) feet.

3-18-07-03-02 MINIMUM SIDE CORNER SETBACK

The minimum side corner setback for a structure in a Commercial-1 District shall be fifty (50) feet.

3-18-07-03-03 MINIMUM SIDE SETBACK

The minimum side setback for a structure in a Commercial-1 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

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3-18-07-03-04 MINIMUM REAR SETBACK

The minimum rear setback for a structure in a Commercial-1 District shall be fifteen (15) feet.

3-18-07-03-05 MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY

Not applicable

3-18-07-03-06 MINIMUM R.O.W. SETBACK

The minimum setback for all structures in a Commercial-1 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be fifty (50) feet.

3-18-07-03-07 MINIMUM SETBACK FROM SECTION LINE

The minimum setback from a section line for all structures in a Commercial-1 District shall be one hundred (100) feet. Variations may be permitted if the Department of ~~Transportation~~~~Public Works~~ determines no additional right-of-way is required.

3-18-07-04 MAXIMUM HEIGHT

The maximum height of a structure in a Commercial-1 District shall be twenty-five (25) feet.

3-18-07-05 MAXIMUM FLOOR AREA PER COMMERCIAL USE

The maximum floor area per commercial use in a Commercial-1 District shall be two thousand (2,000) square feet unless otherwise approved with a Conditional Use Permit.

3-18-07-06 HOURS OF OPERATION

The hours of operation in a Commercial-1 District shall be restricted to 7:00 a.m. to 10:00 p.m.

3-18-08 **RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Commercial-1 District unless inconsistent with a provision contained in Section 3-18 in which case the specific standard or requirement contained in Section 3-18 shall apply.

3-19 COMMERCIAL-2 DISTRICT (C-2)

3-19-01 PURPOSE

The purpose of the Commercial-2 District is to provide a retail and service district designed to provide most retail shopping and personal services for persons residing in nearby residential areas.

3-19-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Commercial-2 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

3-19-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in a Commercial-2 District as noted above:

1. Nurseries
2. Traditional Farming

3-19-02-02 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in a Commercial-2 District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Outdoor Public Uses (Excluding Cemeteries) ***Adopted by the BOCC December 13, 2010**
4. Places of Worship

3-19-02-03 PERMITTED PRINCIPAL COMMERCIAL USES

The following principal commercial uses with no more than ten thousand (10,000) square feet per use are permitted in a Commercial-2 District as noted above:

1. Animal Hospitals
2. Automobile Dealers
3. Automobile Service Stations

4. Bed and Breakfast Establishments
5. Commercial Retail
6. Convenience Retail Store
7. Drive-In Facilities
8. Golf Course/Driving Range, Commercial
9. Indoor Commercial Recreation/Entertainment
10. Lodging, Commercial
11. Office
12. Restaurants
13. Services

3-19-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory
2. Institutional, Accessory

3-19-04 PERMITTED CONDITIONAL USES

The following uses are permitted in a Commercial-2 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

3-19-04-01 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in a Commercial-2 District as noted above:

1. Public Service
2. Universities

3-19-04-02 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in a Commercial-2 District as noted above:

1. Campgrounds, Commercial

2. Communications Towers, Commercial
3. Heavy Retail and Heavy Services in excess of ten thousand (10,000) square feet (Excluding Automobile Dealers which are Permitted Principal Uses which are less than ten thousand (10,000) square feet).
4. Kennel, Commercial
5. Lodging, Commercial in excess of ten thousand (10,000) square feet
6. Massage Business
7. Office in excess of ten thousand (10,000) square feet
8. Outdoor Commercial Recreation
9. Parking Lot, Commercial
10. Services in excess of ten thousand (10,000) square feet
11. Trade Schools in excess of ten thousand (10,000) square feet

3-19-04-03 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in a Commercial-2 District as noted above:

1. Alcoholic Beverage Manufacturing
2. Business Park Uses
3. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Drilling and Production shall be processed as a Special Use Permit unless the County elects to execute a Memorandum of Understanding; see Chapters 2 and 4).
4. Fuel, Oil, Gasoline, and Petroleum Products (bulk storage and/or sale)
5. Major Energy Facilities

3-19-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Commercial-2 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Commercial-2 District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~Community and Economic Development.

3-19-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of ~~Planning and Development~~Community and Economic Development.

and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-19-07 AREA AND HEIGHT STANDARDS

3-19-07-01 MINIMUM LOT SIZE REQUIREMENTS

There are no minimum lot size requirements in a Commercial-2 District.

3-19-07-02 MINIMUM LOT WIDTH REQUIREMENTS

The minimum lot width in a Commercial-2 District shall be seventy-five (75) feet.

3-19-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE

3-19-07-03-01 *MINIMUM FRONT SETBACK*

The minimum front setback for a structure in a Commercial-2 District shall be fifty (50) feet.

3-19-07-03-02 *MINIMUM SIDE CORNER SETBACK*

The minimum side corner setback for a structure in a Commercial-2 District shall be fifty (50) feet.

3-19-07-03-03 *MINIMUM SIDE SETBACK*

The minimum side setback for a structure in a Commercial-2 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

3-19-07-03-04 *MINIMUM REAR SETBACK*

The minimum rear setback for a structure in a Commercial-2 District shall be fifteen (15) feet.

3-19-07-03-05 *MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY*

Not applicable

3-19-07-03-06 MINIMUM R.O.W. SETBACK

The minimum setback for all structures in a Commercial-2 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be fifty (50) feet.

3-19-07-03-07 MINIMUM SETBACK FROM SECTION LINE

The minimum setback from a section line for all structures in a Commercial-2 District shall be one hundred (100) feet. Variations may be permitted if the Department of ~~Transportation~~~~Public Works~~ determines no additional right-of-way is required.

3-19-07-04 MAXIMUM HEIGHT

The maximum height of a structure in a Commercial-2 District shall be thirty-five (35) feet.

3-19-07-05 MAXIMUM FLOOR AREA PER COMMERCIAL USE

The maximum floor area per commercial use in a Commercial-2 District shall be ten thousand (10,000) square feet.

3-19-07-06 HOURS OF OPERATION

The hours of operation in a Commercial-2 District shall be restricted to 7:00 a.m. to 12:00 a.m. when property abuts residentially zoned or used property. Otherwise, no restrictions on the hours of operation shall apply.

3-19-08 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Commercial-2 District unless inconsistent with a provision contained in Section 3-19, in which case the specific standard or requirement contained in Section 3-19 shall apply.

3-20 **COMMERCIAL-3 DISTRICT (C-3)**

3-20-01 **PURPOSE**

The purpose of the Commercial-3 District is to provide a retail and service district designed to provide most retail shopping and personal services for persons residing within Adams County and the surrounding area.

3-20-02 **PERMITTED PRINCIPAL USES**

The following uses are permitted uses in a Commercial-3 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

3-20-02-01 **PERMITTED PRINCIPAL AGRICULTURAL USES**

The following principal agricultural uses are permitted in a Commercial-3 District as noted above:

1. Nurseries
2. Traditional Farming

3-20-02-02 **PERMITTED PRINCIPAL INSTITUTIONAL USES**

The following principal institutional uses are permitted in a Commercial-3 District as noted above:

1. Funeral Home/Mortuary *Adopted by the BoCC on December 13, 2010
2. Institutional Care
3. Neighborhood Indoor Uses
4. Outdoor Public Uses
5. Places of Worship

3-20-02-03 **PERMITTED PRINCIPAL COMMERCIAL USES**

The following principal commercial uses with no more than ten thousand (10,000) square feet per use are permitted in a Commercial-3 District as noted above:

1. Animal Hospitals
2. Automobile Dealers

3. Automobile Service Stations
4. Bed and Breakfast Establishments
5. Commercial Retail
6. Convenience Retail Store
7. Drive-In Facilities
8. Golf Course/Driving Range, Commercial
9. Indoor Commercial Recreation/Entertainment
10. Lodging, Commercial
11. Office
12. Restaurants
13. Services
14. Trade Schools

3-20-02-04 PERMITTED MARIJUANA ESTABLISHMENTS

The following principal marijuana establishments are permitted in a Commercial-3 District as noted above:

1. Medical Marijuana Center
2. Retail Marijuana Store
3. Medical Marijuana Optional Premises Cultivation Operation
4. Retail Marijuana Cultivation Facility

3-20-02-05 PERMITTED PRINCIPAL INDUSTRIAL USES

1. Accessory Outdoor Storage (up to 25% of the building area) ***Adopted by the BoCC on December 13, 2010**

3-20-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory
2. Institutional, Accessory

3-20-04 PERMITTED CONDITIONAL USES

The following uses are permitted in a Commercial-3 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

3-20-04-01 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in a Commercial-3 District as noted above:

1. Funeral Home/Mortuary to include Cremation ***Adopted by the BoCC on December 13, 2010**
2. Public Service
3. Universities

3-20-04-02 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in a Commercial-3 District as noted above:

1. Campgrounds, Commercial
2. Communications Towers, Commercial
3. Business Park Uses
4. Heavy Retail and Heavy Services (Excluding Automobile Dealers which are a Permitted Principal Use)
4. Kennel, Commercial
5. Lodging, Commercial in excess of ten thousand (10,000) square feet
6. Massage Business
7. Office in excess of ten thousand (10,000) square feet
8. Outdoor Commercial Recreation in excess of ten thousand (10,000) square feet
9. Parking Lot, Commercial
10. Services in excess of ten thousand (10,000) square feet
11. Trade Schools in excess of ten thousand (10,000) square feet

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3-20-04-03 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in a Commercial-3 District as noted above:

1. Alcoholic Beverage Manufacturing. Business Park Uses
2. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Drilling and Production shall be processed as a Special Use Permit unless the County elects to execute a Memorandum of Understanding; see Chapters 2 and 4).
3. Fuel, Oil, Gasoline, and Petroleum Products (bulk storage and/or sale)
4. Major Energy Facilities

3-20-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Commercial-3 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Commercial-3 District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~Community and Economic Development.

3-20-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of ~~Planning and Development~~Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-20-07 AREA AND HEIGHT STANDARDS

3-20-07-01 MINIMUM LOT SIZE REQUIREMENTS

There are no minimum lot size requirements in a Commercial-3 District.

3-20-07-02 MINIMUM LOT WIDTH REQUIREMENTS

The minimum lot width in a Commercial-3 District shall be seventy-five (75) feet.

3-20-07-03 **SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE**

3-20-07-03-01 ***MINIMUM FRONT SETBACK***

The minimum front setback for a structure in a Commercial-3 District shall be fifty (50) feet.

3-20-07-03-02 ***MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a structure in a Commercial-3 District shall be fifty (50) feet.

3-20-07-03-03 ***MINIMUM SIDE SETBACK***

The minimum side setback for a structure in a Commercial-3 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

3-20-07-03-04 ***MINIMUM REAR SETBACK***

The minimum rear setback for a structure in a Commercial-3 District shall be fifteen (15) feet.

3-20-07-03-05 ***MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY***

Not applicable

3-20-07-03-06 ***MINIMUM R.O.W. SETBACK***

The minimum setback for all structures in a Commercial-3 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be fifty (50) feet.

3-20-07-03-07 ***MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for all structures in a Commercial-3 District shall be one hundred (100) feet. Variations may be permitted if the Department of ~~Transportation~~~~Public Works~~ determines no additional right-of-way is required.

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3-20-07-04 MAXIMUM HEIGHT

The maximum height of a structure in a Commercial-3 District shall be thirty-five (35) feet.

3-20-07-05 MAXIMUM FLOOR AREA PER COMMERCIAL USE

The maximum floor area per commercial use in a Commercial-3 District shall be ten thousand (10,000) square feet unless otherwise approved with a Conditional Use Permit.

3-20-07-06 HOURS OF OPERATION

The hours of operation in a Commercial-3 District shall be restricted to 7:00 a.m. to 12:00 a.m. when property abuts residentially zoned or used property. Otherwise, no restrictions on the hours of operation shall apply.

3-20-08 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Commercial-3 District unless inconsistent with a provision contained in Section 3-20, in which case the specific standard or requirement contained in Section 3-20 shall apply.

3-21 **COMMERCIAL-4 DISTRICT (C-4)**

3-21-01 **PURPOSE**

The purpose of the Commercial-4 District is to serve as a general retail and service district designed to provide services and products for both the general and traveling public in a regional context.

3-21-02 **PERMITTED PRINCIPAL USES**

The following uses are permitted uses in a Commercial-4 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

3-21-02-01 **PERMITTED PRINCIPAL AGRICULTURAL USES**

The following principal agricultural uses are permitted in a Commercial-4 District as noted above:

1. Nurseries
2. Traditional Farming

3-21-02-02 **PERMITTED PRINCIPAL INSTITUTIONAL USES**

The following principal institutional uses are permitted in a Commercial-4 District as noted above:

1. Funeral Home/Mortuary *Adopted by the BoCC on December 13, 2010
2. Institutional Care
3. Neighborhood Indoor Uses
4. Outdoor Public Uses
5. Places of Worship

3-21-02-03 **PERMITTED PRINCIPAL COMMERCIAL USES**

The following principal commercial uses are permitted in a Commercial-4 District as noted above:

1. Animal Hospitals
2. Automobile Dealers

3. Automotive Repair, including top, body, upholstery repair, paint, and tire re-treading shops
4. Automobile Service Stations
5. Bed and Breakfast Establishments
6. Commercial Retail
7. Convenience Retail Store
8. Drive-In Facilities
9. Golf Course/Driving Range, Commercial
10. Indoor Commercial Recreation/Entertainment
11. Lodging, Commercial
12. Office
13. Parking Lot, Commercial
14. Restaurants
15. Services
16. Sexually Oriented Businesses subject to the requirements of Section 4-17
17. Trade Schools

3-21-02-04 PERMITTED PRINCIPAL INDUSTRIAL USES

The following principal institutional uses are permitted in a Commercial-4 District as noted above:

1. Accessory Outdoor Storage (up to 25% of the building area)
***Adopted by the BoCC on December 13, 2010**
2. Alcohol Beverage Manufacturing
3. Automotive Repair, including top, body, upholstery repair, paint, and tire re-treading shops
4. Business Park Uses

3-21-02-05 PERMITTED PRINCIPAL MARIJUANA ESTABLISHMENTS

The following principal marijuana establishments are permitted in a Commercial-4 District as noted above:

1. Medical Marijuana Center
2. Retail Marijuana Store
3. Medical Marijuana Optional Premises Cultivation Operation
4. Retail Marijuana Cultivation Facility

3-21-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory
2. Institutional Uses, Accessory
3. Industrial Uses, Accessory

3-21-04 PERMITTED CONDITIONAL USES

The following uses are permitted in a Commercial-4 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

3-21-04-01 PERMITTED CONDITIONAL AGRICULTURAL USES

The following conditional agricultural uses are permitted in a Commercial-4 District as noted above:

1. Agricultural Support Businesses and Services
2. Agricultural Businesses

3-21-04-02 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in a Commercial-4 District as noted above:

1. Funeral Home/Mortuary to include Cremation ***Adopted by the BoCC on December 13, 2010**
2. Public Service
3. Universities

3-21-04-03 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in a Commercial-4 District as noted above:

1. Campgrounds, Commercial
2. Communications Towers, Commercial
3. Heavy Retail and Heavy Services (Excluding Automobile Dealers and Automotive Repair which are a permitted principal use in the C-4 Zone District)

4. Kennel, Commercial
5. Massage Business
6. Outdoor Commercial Recreation
7. Racing Facilities

3-21-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in a Commercial-4 District as noted above:

1. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Drilling and Production shall be processed as a Special Use Permit unless the County elects to execute a Memorandum of Understanding; see Chapters 2 and 4).
2. Major Energy Facilities

3-21-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Commercial-4 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Commercial-4 District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~Community and Economic Development.

3-21-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of ~~Planning and Development~~Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-21-07 AREA AND HEIGHT STANDARDS

3-21-07-01 MINIMUM LOT SIZE REQUIREMENTS

There are no minimum lot size requirements in a Commercial-4 District.

3-21-07-02 MINIMUM LOT WIDTH REQUIREMENTS

The minimum lot width in a Commercial-4 District shall be one hundred (100) feet.

3-21-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE

3-21-07-03-01 MINIMUM FRONT SETBACK

The minimum front setback for a structure in a Commercial-4 District shall be fifty (50) feet.

3-21-07-03-02 MINIMUM SIDE CORNER SETBACK

The minimum side corner setback for a structure in a Commercial-4 District shall be fifty (50) feet.

3-21-07-03-03 MINIMUM SIDE SETBACK

The minimum side setback for a structure in a Commercial-4 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

3-21-07-03-04 MINIMUM REAR SETBACK

The minimum rear setback for a structure in a Commercial-4 District shall be fifteen (15) feet.

3-21-07-03-05 MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY

Not applicable

3-21-07-03-06 MINIMUM R.O.W. SETBACK

The minimum setback for all structures in a Commercial-4 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be fifty (50) feet.

3-21-07-03-07 MINIMUM SETBACK FROM SECTION LINE

The minimum setback from a section line for all structures in a Commercial-4 District shall be one hundred (100) feet. Variations may be permitted if the

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Department of Public Works determines no additional right-of-way is required.

3-21-07-04 MAXIMUM HEIGHT

The maximum height of a structure in a Commercial-4 District shall be thirty-five (35) feet.

3-21-08 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Commercial-4 District unless inconsistent with a provision contained in Section 3-21, in which case the specific standard or requirement contained in Section 3-21 shall apply.

3-22 COMMERCIAL-5 DISTRICT (C-5)

3-22-01 PURPOSE

The purpose of the Commercial-5 District is to serve as a general retail and service district designed to provide the broadest scope of services and products for both the general and traveling public in an interstate and regional context.

3-22-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Commercial-5 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

3-22-02-01 PERMITTED AGRICULTURAL USES

The following agricultural uses are permitted in a Commercial-5 District as noted above:

1. Agricultural Support Businesses and Services
2. Agricultural Businesses
3. Nurseries
4. Traditional Farming

3-22-02-02 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following institutional uses are permitted in a Commercial-5 District as noted above:

1. Funeral Home/Mortuary ***Adopted by the BoCC on December 13, 2010**
2. Institutional Care
3. Neighborhood Indoor Uses
4. Outdoor Public Uses
5. Places of Worship

3-22-02-03 PERMITTED PRINCIPAL COMMERCIAL USES

The following principal commercial uses are permitted in a Commercial-5 District as noted above:

1. Animal Hospitals
2. Automobile Dealers
3. Automobile Service Stations
4. Bed and Breakfast Establishments
5. Commercial Retail
6. Convenience Retail Store
7. Drive-In Facilities
8. Golf Course/Driving Range, Commercial
9. Indoor Commercial Recreation/Entertainment
10. Lodging, Commercial
11. Office
12. Parking Lot, Commercial
13. Restaurants
14. Services
15. Sexually Oriented Businesses subject to the requirements of Section 4-17
16. Trade Schools

3-22-02-04 PERMITTED PRINCIPAL INDUSTRIAL USES

The following principal institutional uses are permitted in a Commercial-5 District as noted above:

1. Accessory Outdoor Storage (up to 25% of the building area)
***Adopted by the BoCC on December 13, 2010**
2. Alcoholic Beverage Manufacturing
3. Automotive Repair, including top, body, upholstery repair, paint, and tire re-treading shops
4. Business Park Uses

3-22-02-05 PERMITTED PRINCIPAL MARIJUANA ESTABLISHMENTS

The following principal marijuana establishments are permitted in a Commercial-5 District as noted above:

1. Medical Marijuana Center
2. Retail Marijuana Store
3. Medical Marijuana Optional Premises Cultivation Operation
4. Retail Marijuana Cultivation Facility

3-22-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory
2. Institutional Uses, Accessory.
3. Industrial Uses, Accessory

3-22-04 PERMITTED CONDITIONAL USES

The following uses are permitted in a Commercial-5 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

3-22-04-01 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in a Commercial-5 District as noted above:

1. Funeral Home/Mortuary to include Cremation ***Adopted by the BoCC on December 13, 2010**
2. Halfway House ***Adopted by the BoCC on December 13, 2010**
3. Jails and Prisons
4. Public Service
5. Universities

3-22-04-02 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in a Commercial-5 District as noted above:

1. Campgrounds, Commercial
2. Communications Towers, Commercial
3. Heavy Retail and Heavy Services (excluding Automotive Dealers and Automotive Repair which are a permitted principal use in the C-5 Zone District)
4. Kennel, Commercial
5. Massage Business
6. Off-Premise Advertising Devices
7. Outdoor Commercial Recreation
8. Racing Facilities

3-22-04-03 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in a Commercial-5 District as noted above:

1. Accessory Outdoor Storage (in excess of 25% and up to 100% of the bldg. area) ***Adopted by the BoCC on December 13, 2010**
2. Extraction and Disposal uses, Extraction Only (Except Oil and Gas Drilling and Production shall be processed as a Special Use Permit unless the County elects to execute a Memorandum of Understanding; see Chapters 2 and 4).
3. Candy product manufacturing (for sale off premise)
4. Light Industrial (Excluding Automotive repair, including top, body, upholstery repair, paint, and tire re-treading shops which are permitted principal uses in the C-5 Zone District)
5. Light Manufacturing or Processing
6. Major Energy Facility

3-22-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Commercial-5 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Commercial-5 District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~ Community and Economic Development.

3-22-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of ~~Planning and Development~~Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-22-07 AREA AND HEIGHT STANDARDS

3-22-07-01 MINIMUM LOT SIZE REQUIREMENTS

There are no minimum lot size requirements in a Commercial-5 District.

3-22-07-02 MINIMUM LOT WIDTH REQUIREMENTS

The minimum lot width in a Commercial-5 District shall be one hundred (100) feet.

3-22-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE

3-22-07-03-01 *MINIMUM FRONT SETBACK*

The minimum front setback for a structure in a Commercial-5 District shall be fifty (50) feet.

3-22-07-03-02 *MINIMUM SIDE CORNER SETBACK*

The minimum side corner setback for a structure in a Commercial-5 District shall be fifty (50) feet.

3-22-07-03-03 *MINIMUM SIDE SETBACK*

The minimum side setback for a structure in a Commercial-5 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

3-22-07-03-04 *MINIMUM REAR SETBACK*

The minimum rear setback for a structure in a Commercial-5 District shall be fifteen (15) feet.

3-22-07-03-05 **MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY**

Not applicable

3-22-07-03-06 **MINIMUM R.O.W. SETBACK**

The minimum setback for all structures in a Commercial-5 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be fifty (50) feet.

3-22-07-03-07 **MINIMUM SETBACK FROM SECTION LINE**

The minimum setback from a section line for all structures in a Commercial-5 District shall be one hundred (100) feet. Variations may be permitted if the Department of ~~Transportation~~~~Public Works~~ determines no additional right-of-way is required.

3-22-07-04 **MAXIMUM HEIGHT**

The maximum height of a structure in a Commercial-5 District shall be thirty-five (35) feet.

3-22-08 **RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Commercial-5 District unless inconsistent with a provision contained in Section 3-22, in which case the specific standard or requirement contained in Section 3-22 shall apply.

3-23 **INDUSTRIAL-1 DISTRICT (I-1)**

3-23-01 **PURPOSE**

The purpose of the Industrial-1 District is to provide a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, offices and very limited industrial uses.

3-23-02 **PERMITTED PRINCIPAL USES**

The following uses are permitted uses in an Industrial-1 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

3-23-02-01 **PERMITTED PRINCIPAL AGRICULTURAL USES**

The following principal agricultural uses are permitted in an Industrial-1 District as noted above:

1. Agricultural Support Businesses and Services
2. Agricultural Businesses
3. Farming
4. Nurseries
5. Ranching
6. Traditional Farming

3-23-02-02 **PERMITTED PRINCIPAL INSTITUTIONAL USES**

The following principal institutional uses are permitted in an Industrial-1 District as noted above:

1. Funeral Home/Mortuary ***Adopted by the BoCC on December 13, 2010**
2. Funeral Home/Mortuary to include Cremation ***Adopted by the BoCC on December 13, 2010**
3. Institutional Care
4. Neighborhood Indoor Uses
5. Outdoor Public Uses
6. Places of Worship

3-23-02-03 PERMITTED PRINCIPAL COMMERCIAL USES

The following principal commercial uses are permitted in an Industrial-1 District as noted above:

1. Animal Hospital
2. Automobile Service Stations
3. Bed and Breakfast Establishments
4. Commercial Retail
5. Convenience Retail Store
6. Drive-In Facilities
7. Golf Course/Driving Range, Commercial
8. Heavy Retail and Heavy Services
9. Indoor Commercial Recreation/Entertainment
10. Lodging, Commercial
11. Offices
12. Parking Lot, Commercial
13. Restaurants
14. Services
15. Sexually Oriented Businesses subject to the requirements of Section 4-17
16. Trade School

3-23-02-04 PERMITTED PRINCIPAL INDUSTRIAL USES

The following principal industrial uses are permitted in an Industrial-1 District as noted above:

1. Accessory Outdoor Storage (up to 25% of the bldg. area) ***Adopted by the BoCC on December 13, 2010**
2. Accessory Outdoor Storage (in excess of 25% and up to 100% of the bldg. area) ***Adopted by the BoCC on December 13, 2010**
3. Alcoholic Beverage Manufacturing
4. Automotive Repair, including top, body upholstery repair, paint, and re-treading shops
5. Business Park

6. Candy Product Manufacturing (for sale off premise)
7. Fuel, Oil, Gasoline, and Petroleum Products (Bulk Storage and/or Sale)
8. Glass or Glass Product Manufacturing
9. Landscape Storage Yard
10. Light Industry
11. Light Manufacturing or Processing
12. Lumber Mills, Planing Mills, and Storage of Logs
13. Moderate Manufacturing or Processing (Excluding Creosote Manufacturing or Treatment Plant, Forging Plant and Foundry, Mobile Home Manufacturing and Storage)
14. Pickle Manufacturing
15. Sugar and Beet Refining

3-23-02-05 PERMITTED PRINCIPAL MARIJUANA ESTABLISHMENTS

The following principal marijuana establishments are permitted in an Industrial-1 District as noted above:

1. Medical Marijuana Center
2. Retail Marijuana Store
3. Medical Marijuana Infused Products Manufacturer
4. Retail Marijuana Product Manufacturing Facility
5. Medical Marijuana Optional Premises Cultivation Operation
6. Retail Marijuana Cultivation Facility
7. Retail Marijuana Testing Facility

3-23-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Agricultural Uses, Accessory
2. Commercial Uses, Accessory
3. Industrial Uses, Accessory

3-23-04 PERMITTED CONDITIONAL USES

The following uses are permitted in an Industrial-1 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

3-23-04-01 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in an Industrial-1 District as noted above:

5. Halfway House ***Adopted by the BoCC on December 13, 2010**
6. Jails and Prisons
3. Public Service
4. Universities

3-23-04-02 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in an Industrial-1 District as noted above:

1. Airports, Landing Strips, and Heliports
3. Campgrounds, Commercial
4. Communication Towers, Commercial
5. Kennel, Commercial
6. Massage Business
7. Off-Premise Advertising Devices
8. Outdoor Commercial Recreation
9. Racing Facilities

3-23-04-03 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in an Industrial-1 District as noted above:

1. Outdoor Storage (in excess of 100% of the bldg. area) ***Adopted by the BoCC on December 13, 2010**
2. Boiler or tank works
3. Creosote Manufacturing or Treatment Plant

4. Extraction and Disposal Uses (Inert fills may be processed as a Special Use Permit, Temporary Use Permit or Certificate of Designation pursuant to Chapter 2 and 4; (Except Oil and Gas Drilling and Production shall be processed as a Special Use Permit unless the County elects to execute a Memorandum of Understanding; see Chapters 2 and 4).
5. Forging plant and foundry
6. Heavy Industry (Excluding Solid Waste Transfer Stations, Scrap Tire Recycling Facilities and Solid Waste Recycling Facilities and Excluding Alcoholic Beverage Manufacturing which is a permitted principal use in the I-1 Zone District)
7. Major Energy Facilities
8. Mobile Homes Manufacturing and Storage
9. Paint and Enamel Manufacturing
10. Recycling Facilities
11. Scrap Processing or Shredding Yard
12. Smelting or Refining of Metal
13. Tar and Waterproofing (materials manufacturing, treatment, and bulk storage)

3-23-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in an Industrial-1 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in the Industrial-1 District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~Community and Economic Development.

3-23-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of ~~Planning and Development~~Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-23-07 **AREA AND HEIGHT STANDARDS**

3-23-07-01 **MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size requirement shall be one (1) acre in an Industrial-1 District.

3-23-07-02 **MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in an Industrial-1 District shall be one hundred (100) feet.

3-23-07-03 **SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE**

3-23-07-03-01 ***MINIMUM FRONT SETBACK***

The minimum front setback for a structure in an Industrial-1 District shall be fifty (50) feet.

3-23-07-03-02 ***MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a structure in an Industrial-1 District shall be fifty (50) feet.

3-23-07-03-03 ***MINIMUM SIDE SETBACK***

The minimum side setback for a structure in an Industrial-1 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

3-23-07-03-04 ***MINIMUM REAR SETBACK***

The minimum rear setback for a structure in an Industrial-1 District shall be fifteen (15) feet.

3-23-07-03-05 ***MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY***

Not applicable

3-23-07-03-06 ***MINIMUM R.O.W. SETBACK***

The minimum setback for all structures in an Industrial-1 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75)

feet. The setback from a collector or local road right-of-way shall be fifty (50) feet.

3-23-07-03-07 MINIMUM SETBACK FROM SECTION LINE

The minimum setback from a section line for all structures in an Industrial-1 District shall be one-hundred-forty-five (145) feet. Variations may be permitted if the Department of ~~Transportation~~ ~~Public Works~~ determines no additional right-of-way is required.

3-23-07-04 MAXIMUM HEIGHT

The maximum height of a structure in an Industrial-1 District shall be sixty (60) feet.

3-23-08 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Industrial-1 District unless inconsistent with a provision contained in Section 3-23, in which case the specific standard or requirement contained in Section 3-23 shall apply.

3-24 INDUSTRIAL-2 DISTRICT (I-2)**3-24-01 PURPOSE**

The purpose of the Industrial-2 District is to accommodate light manufacturing, processing, fabrication, assembly, and storage of non-hazardous and/or non-obnoxious material and products as well as allowing service facilities for industries and their employees.

3-24-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in an Industrial-2 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

3-24-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in an Industrial-2 District as noted above:

1. Agricultural Support Businesses and Services
2. Agricultural Businesses
3. Farming
4. Nurseries
5. Ranching
6. Traditional Farming

3-24-02-02 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in an Industrial-2 District as noted above:

1. Funeral Home/Mortuary ***Adopted by the BoCC on December 13, 2010**
2. Funeral Home/Mortuary to include Cremation ***Adopted by the BoCC on December 13, 2010**
3. Institutional Care
4. Neighborhood Indoor Uses
5. Outdoor Public Uses

3-24-02-03 PERMITTED PRINCIPAL COMMERCIAL USES

The following principal commercial uses are permitted in an Industrial-2 District as noted above:

1. Animal Hospitals
2. Automobile Service Stations
3. Bed and Breakfast Establishments
4. Commercial retail
5. Convenience Retail Store
6. Drive-In Facilities
7. Golf Course/Driving Range, Commercial
8. Heavy Retail and Heavy Services
9. Indoor Commercial Recreation/Entertainment
10. Lodging, Commercial Offices
11. Parking Lot, Commercial
12. Restaurants
13. Services
14. Sexually Oriented Businesses subject to the requirements of Section 4-17 Trade Schools

3-24-02-04 PERMITTED PRINCIPAL INDUSTRIAL USES

The following principal industrial uses are permitted in an Industrial-2 District as noted above:

1. Accessory Outdoor Storage (up to 25% of the bldg. area) ***Adopted by the BoCC on December 13, 2010**
2. Accessory Outdoor Storage (in excess of 25% and up to 100% of the bldg. area) ***Adopted by the BoCC on December 13, 2010**
3. Outdoor Storage (in excess of 100% of the bldg. area) *See Outdoor Storage Performance Standards in Chapter 4 ***Adopted by the BoCC on December 13, 2010**
4. Boiler Tank Works
5. Business Park Uses

6. Fuel, Oil, Gasoline, and Petroleum Products (bulk storage and/or sale)
7. Felt Manufacturing
8. Landscape Storage Yard
9. Lubrication and Grease Manufacturing
10. Lumber mills, Planing Mills, and Storage of Logs
11. Pickle Manufacturing
12. Sugar and Beet Refining
13. Heavy Industry (Excluding Solid Waste Transfer Stations, Scrap Tire Recycling Facilities and Solid Waste Recycling Facilities)
14. Light Industry
15. Light Manufacturing and Processing
16. Moderate Manufacturing and Processing (Excluding Creosote Manufacturing or Treatment Plant, Forging Plant and Foundry)

3-24-02-05 PERMITTED PRINCIPAL MARIJUANA ESTABLISHMENTS

The following principal marijuana establishments are permitted in an Industrial-2 District as noted above:

1. Medical Marijuana Center
2. Retail Marijuana Store
3. Medical Marijuana Infused Products Manufacturer
4. Retail Marijuana Product Manufacturing Facility
5. Medical Marijuana Optional Premises Cultivation Operation
6. Retail Marijuana Cultivation Facility
7. Retail Marijuana Testing Facility

3-24-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial, Accessory
2. Industrial, Accessory

3-24-04 PERMITTED CONDITIONAL USES

The following uses are permitted in an Industrial-2 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

3-24-04-01 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in an Industrial-2 District as noted above:

5. Halfway House ***Adopted by the BoCC on December 13, 2010**
6. Jails and Prisons
7. Places of Worship

8. Public Service
9. Universities

3-24-04-02 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in an Industrial-2 District as noted above:

1. Airports, Landing Strips, and Heliports
2. Campgrounds, Commercial
3. Communication Towers, Commercial
4. Kennel, Commercial
5. Massage Businesses
6. Off-Premise Advertising Devices
7. Outdoor Commercial Recreation
8. Racing Facilities

3-24-04-03 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in an Industrial-2 District as noted above:

1. Outdoor Storage (in excess of 100% of the bldg. area) * See Outdoor Storage Performance Standards in Chapter 4 ***Adopted by the BoCC on December 13, 2010**

2. Creosote Manufacturing
3. Extraction and Disposal Uses (Inert fills may be processed as a Special Use Permit, Conditional Use Permit or Certificate of Designation pursuant to Chapter 2; Except Oil and Gas Drilling and Production shall be processed as a Special Use Permit unless the County elects to execute a Memorandum of Understanding; see Chapters 2 and 4.)
4. Forging Plant and Foundry
5. Heavy Manufacturing or Processing excluding, Boiler or Tank Works, Felt Manufacturing, Fuel, Oil, Gasoline and Petroleum Products (bulk storage and/or sale), Lubrication and Grease Manufacturing, Lumber Mills, Planing Mills, and Storage of Logs, Pickle Manufacturing, and Sugar and Beet Refining which are permitted principal uses in the Industrial-2 Zone District
6. Major Energy Facilities

3-24-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in an Industrial-2 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Industrial-2 District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~Community and Economic Development.

3-24-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of ~~Planning and Development~~Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-24-07 AREA AND HEIGHT STANDARDS

3-24-07-01 MINIMUM LOT SIZE REQUIREMENTS

The minimum lot size requirement shall be two (2) acres in an Industrial-2 District.

3-24-07-02 MINIMUM LOT WIDTH REQUIREMENTS

The minimum lot width in an Industrial-2 District shall be one-hundred-twenty-five (125) feet.

3-24-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE

3-24-07-03-01 MINIMUM FRONT SETBACK

The minimum front setback for a structure in an Industrial-2 District shall be fifty (50) feet.

3-24-07-03-02 MINIMUM SIDE CORNER SETBACK

The minimum side corner setback for a structure in an Industrial-2 District shall be fifty (50) feet.

3-24-07-03-03 MINIMUM SIDE SETBACK

The minimum side setback for a structure in an Industrial-2 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

3-24-07-03-04 MINIMUM REAR SETBACK

The minimum rear setback for a structure in an Industrial-2 District shall be fifteen (15) feet.

3-24-07-03-05 MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY

Not applicable

3-24-07-03-06 MINIMUM R.O.W. SETBACK

The minimum setback for all structures in an Industrial-2 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be fifty (50) feet.

3-24-07-03-07 MINIMUM SETBACK FROM SECTION LINE

The minimum setback from a section line for all structures in an Industrial-2 District shall be one-hundred-forty-five (145) feet. Variations may be

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permitted if the Department of ~~Transportation~~ ~~Public Works~~ determines no additional right-of-way is required.

3-24-07-04 MAXIMUM HEIGHT

The maximum height of a structure in an Industrial-2 District shall be seventy-five (75) feet.

3-24-08 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Industrial-2 District unless inconsistent with a provision contained in Section 3-23, in which case the specific standard or requirement contained in Section 3-23 shall apply.

3-25 **INDUSTRIAL-3 DISTRICT (I-3)**

3-25-01 **PURPOSE**

The purpose of the Industrial-3 District is to provide a heavy industrial district designed to accommodate most industrial enterprises.

3-25-02 **PERMITTED PRINCIPAL USES**

The following uses are permitted uses in an Industrial-3 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

3-25-02-01 **PERMITTED PRINCIPAL AGRICULTURAL USES**

The following principal agricultural uses are permitted in an Industrial-3 District as noted above:

1. Agricultural Support Businesses and Services
2. Agricultural Businesses
3. Farming
4. Nurseries
5. Ranching
6. Traditional Farming

3-25-02-02 **PERMITTED PRINCIPAL INSTITUTIONAL USES**

The following principal institutional uses are permitted in an Industrial-3 District as noted above:

1. Funeral Home/Mortuary ***Adopted by the BoCC on December 13, 2010**
2. Funeral Home/Mortuary to include Cremation ***Adopted by the BoCC on December 13, 2010**
3. Institutional Care
4. Neighborhood Indoor Uses
5. Outdoor Public Uses

3-25-02-03 PERMITTED PRINCIPAL COMMERCIAL USES

The following principal commercial uses are permitted in an Industrial-3 District as noted above:

1. Animal Hospitals
2. Automobile Service Stations
3. Bed and Breakfast Establishments
4. Commercial Retail
5. Convenience Retail Store
6. Drive-In Facilities
7. Golf Course/Driving Range, Commercial
8. Heavy Retail and Heavy Services
9. Indoor Commercial Recreation/Entertainment
10. Lodging, Commercial
11. Offices
12. Parking Lot, Commercial
13. Restaurants
14. Services
15. Sexually Oriented Businesses subject to the requirements of Section 4-1716. Trade Schools

3-25-02-04 PERMITTED PRINCIPAL INDUSTRIAL USES

The following principal industrial uses are permitted in an Industrial-3 District as noted above:

1. Accessory Outdoor Storage (up to 25% of the bldg. area) ***Adopted by the BoCC on December 13, 2010**
2. Accessory Outdoor Storage (in excess of 25% and up to 100% of the bldg. area) ***Adopted by the BoCC on December 13, 2010**
3. Outdoor Storage (in excess of 100% of the bldg. area) ***See Outdoor Storage Performance Standards in Chapter 4 *Adopted by the BoCC on December 13, 2010**
4. Business Park Uses
5. Heavy Industrial (Excluding Solid Waste Transfer Station, Scrap Tire Recycling Facilities and Solid Waste Recycling Facilities)

6. Heavy Manufacturing and Processing (Excluding Acid Manufacturing, Asbestos Products Manufacturing, Bone Reduction, Caustic Soda Manufacturing, Coal, Coke Yards, or Coal Classifications, Fossil Fuel Manufacturing, Detergent, Soap and Byproducts Manufacturing Using Animal Fat, Disinfectant, Insecticide, or Poison Manufacturing, Distillation of Bone, Refuse, Grain, and Wood, Dye Manufacturing, Hazardous Waste Treatment Facility, Linseed Oil, Shellac, and Turpentine Manufacturing and Refinery, Lubrication and Grease Manufacturing, Oil Compounding, Paint and Enamel Manufacturing, Recycling Facilities, Scrap Processing or Shredding Yard, Smelting or Refining of Metal, and Tar and Waterproofing (materials manufacturing, treatment, and bulk storage).
7. Landscape Storage Yard
8. Light Industry
9. Light Manufacturing or Processing

3-25-02-05 PERMITTED PRINCIPAL MARIJUANA ESTABLISHMENTS

The following principal marijuana establishments are permitted in an Industrial-3 District as noted above:

1. Medical Marijuana Centers
2. Retail Marijuana Stores
3. Medical Marijuana Infused Products Manufacturers
4. Retail Marijuana Product Manufacturing Facilities
5. Medical Marijuana Optional Premises Cultivation Operations
6. Retail Marijuana Cultivation Facilities
7. Retail Marijuana Testing Facilities

3-25-03 MODERATE MANUFACTURING (EXCLUDING CREOSOTE MANUFACTURING OR TREATMENT PLANT) PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Commercial Uses, Accessory
2. Industrial Uses, Accessory

3-25-04 PERMITTED CONDITIONAL USES

The following uses are permitted in an Industrial-3 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

3-25-04-01 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in an Industrial-3 District as noted above:

5. Halfway House ***Adopted by the BoCC on December 13, 2010**
6. Jails and Prisons
3. Places of Worship
4. Public Service
5. Universities

3-25-04-02 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in an Industrial-3 District as noted above:

1. Airports, Landing Strips, and Heliports
2. Campgrounds , Commercial
3. Communication Towers, Commercial
4. Kennel, Commercial
5. Massage Business
6. Off-Premise Advertising Devices
7. Outdoor Commercial Recreation
8. Racing Facilities

3-25-04-03 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in an Industrial-3 District as noted above:

1. Outdoor Storage (in excess of 100% of the bldg. area) ***See Outdoor Storage Performance Standards in Chapter 4 *Adopted by the BoCC on December 13, 2010**
2. Extraction and Disposal Uses (Inert fills may be processed as a Special Use Permit, Conditional Use Permit or a Certificate of Designation

pursuant to Chapter 2; Except Oil and Gas Drilling and Production shall be processed as a Special Use Permit unless the County elects to execute a Memorandum of Understanding; see Chapters 2 and 4.)

3. Heavy Manufacturing or Processing except, Abrasive Manufacturing, Boiler or Tank Works, Celluloid Manufacturing, Felt Manufacturing, Fuel, Oil, Gasoline, and Petroleum Products (Bulk Storage and/or Sale), Lumber Mills, Planing Mills, and Storage of Logs, Pickle Manufacturing, and Sugar and Beet Refining which are permitted principal uses in the I-3 Zone District.
4. Creosote manufacturing or treatment plant
5. Major Energy Facilities

3-25-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in an Industrial-3 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Industrial-3 District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~Community and Economic Development.

3-25-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of ~~Planning and Development~~Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-25-07 AREA AND HEIGHT STANDARDS

3-25-07-01 MINIMUM LOT SIZE REQUIREMENTS

The minimum lot size requirement shall be two (2) acres in an Industrial-3 District.

3-25-07-02 MINIMUM LOT WIDTH REQUIREMENTS

The minimum lot width in an Industrial-3 District shall be one-hundred-twenty-five (125) feet.

3-25-07-03 **SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE**

3-25-07-03-01 ***MINIMUM FRONT SETBACK***

The minimum front setback for a structure in an Industrial-3 District shall be fifty (50) feet.

3-25-07-03-02 ***MINIMUM SIDE CORNER SETBACK***

The minimum side setback for a structure in an Industrial-3 District shall be fifty (50) feet.

3-25-07-03-03 ***MINIMUM SIDE SETBACK***

The minimum side setback for a structure in an Industrial-3 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

3-25-07-03-04 ***MINIMUM REAR SETBACK***

The minimum rear setback for a structure in an Industrial-3 District shall be fifteen (15) feet.

3-25-07-03-05 ***MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY***

Not applicable

3-25-07-03-06 ***MINIMUM R.O.W. SETBACK***

The minimum setback for all structures in an Industrial-3 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be fifty (50) feet.

3-25-07-03-07 ***MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for all structures in an Industrial-2 District shall be one-hundred-forty-five (145) feet. Variations may be permitted if the Department of ~~Transportation~~~~Public Works~~ determines no additional right-of-way is required.

3-25-07-04 **MAXIMUM HEIGHT**

The maximum height of a structure in an Industrial-3 District shall be ninety (90) feet.

3-25-08 **RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Industrial-3 District unless inconsistent with a provision contained in Section 3-25, in which case the specific standard or requirement contained in Section 3-25 shall apply.

Adams County adopted the following zoning regulations for a Transit Oriented Development (TOD) zone district on January 7, 2013.

3-26 TRANSIT-ORIENTED DEVELOPMENT DISTRICT AND STANDARDS (TOD)

3-26-01 PURPOSE

The purpose of the Transit-Oriented Development (TOD) district designation is to encourage compact urban growth patterns, provide opportunities for increased transportation mode choice, reduce reliance on the automobile, and create a safe and pleasant pedestrian environment. The district regulations help ensure an attractive streetscape, a functional mix of complementary uses, and provision of amenities that support the use of transit, bicycles, and pedestrian facilities.

3-26-02 APPLICABILITY

Properties within or partially within a one-half mile radius of ~~the~~ RTD FasTracks stations ~~located at Federal and Pecos~~, as measured from a point roughly in the center of the platform or as may be specifically established by the ~~Planning~~ Director of Community and Economic Development following completion of construction of the stations, may be rezoned to the TOD zone district upon approval of the rezoning application by the BOCC pursuant to Section 02-02-12. Except as otherwise expressly stated, once a property is rezoned to TOD, the TOD zone district regulations shall apply to all properties within the boundaries of the TOD zone district. Specific performance standards contained in Chapter 4 shall apply unless otherwise modified by this section.

3-26-03 DEVELOPMENT APPLICATION AND REVIEW

A complete TOD sketch plan application shall be submitted with a TOD rezoning application. Final determination of the application of these standards and regulations shall be made by the ~~Planning~~ Director of Community and Economic Development. The Director may refer the building permit site plan to the Planning Commission. If so referred, the decision of the Planning Commission shall constitute a final decision, subject to appeal to the Board of County Commissioners.

3-26-04 PERMITTED USES AND STRUCTURES

3-26-04-01 PERMITTED USES

The following uses are permitted in the TOD district with specific permits as indicated:

Table 3-26-A: Permitted Uses			
Use Type	Federal	Pecos Junction	Additional Standards
AGRICULTURAL			
All agricultural uses	--	--	
RESIDENTIAL			
	All residential uses are subject to Section 3-34-05-05 of the Flammable Gas Overlay		
Group home (developmentally disabled or elderly)	C	C [1]	
Group living facility with one to five persons	P	C [1]	
Group living facility in excess of 5 persons or with more than one registered sex offender	C	C [1]	
Live/work unit	P	C [1]	
Manufactured home park	--	--	
Mobile home park	--	--	
Multi-family dwelling, rowhouse/townhouse	P	C [1]	
Single-family detached dwelling	--	--	
Two-Family Dwelling	P	P	
Second-floor or higher residential	P	C [1]	
INSTITUTIONAL			
Funeral home/mortuary	P	P	
Funeral home/mortuary to include cremation	--	C	
Halfway house*	--	C	
Institutional Care	--	--	
Jails and Prisons	--	--	
Neighborhood Indoor Uses	P	P	
Outdoor Public Uses			
Garden plots	P	--	
Picnic areas	P	P	
Public areas for active recreational activities	C	--	
Places of Worship	C	C	
Public Service	C	C	
Universities	P	P	
COMMERCIAL			
Airports, Landing Strips, and Heliports	--	C	
Animal Hospitals	P	P	No outdoor kennels

Table 3-26-A: Permitted Uses

Use Type	Federal	Pecos Junction	Additional Standards
Automobile Service Stations	See below		
Car washes	--	C	
Convenience stores with gas pumps where vehicles are serviced with minor repairs, oil changes, etc.	--	--	
Gas stations	C	C	
Bed and Breakfast Establishments	P	C [1]	
Campgrounds, Commercial	--	--	
Communication Towers, Commercial	C	C	
Commercial Retail, general	P	P	
Building supplies	--	P	Max. 25% of lot used for outdoor storage
Greenhouses (retail) and greenhouses with garden supplies	--	--	
Drive-In Establishments	--	--	
Golf Course/Driving Range, Commercial	--	--	
Heavy Retail and Heavy Services	--	P	Max. 25% of lot used for outdoor storage
Indoor Commercial Recreation/Entertainment	P	P	
Kennel, Commercial	P	P	No outdoor kennels
Lodging, Commercial	P	C [1]	
Massage Business	C	C	
Off-Premise Advertising Devices	--	--	
Office	P	P	
Outdoor Commercial Recreation	C	C	
Parking Lot, Commercial	C	C	Must be structured pursuant to Section 3-26-06-05-05-04
Racing Facilities	--	--	
Restaurants	P	P	No drive-up or drive-through service
Services	P	P	
Sexually Oriented Business	--	--	
Trade Schools	C	C	

Use Type	Federal	Pecos Junction	Additional Standards
INDUSTRIAL USES	Max. 25% of lot used for outdoor storage		
Business Park Uses	C	P	
Light Industry	--	C	
Auto towing and storage yards	--	--	
Recreational vehicle storage	--	--	
Trucking and general warehousing, including mini-storage	--	--	
Light Manufacturing or Processing	C	P	
Public utility storage yard	--	C	Only allowed as an accessory use to an approved Public Service use
Notes	[1] Residential uses may be permitted in the Pecos Junction station area through a conditional use permit when the area is determine to be environmentally mediated and safe for human habitation.		

3-26-05 SITE DEVELOPMENT AND USE MIX STANDARDS

3-26-05-01 DIMENSIONAL STANDARDS

Each site in the TOD district shall be subject to the minimum site development standards on the next page. Use or site development dimensions identified in Chapter 3 shall not be applicable in the TOD district. Specific performance standards contained in Chapter 4 shall apply unless otherwise modified by this section, as determined by the Planning Community and Economic Development Director.

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Table 3-26-B: Site Development Standards

	Two Family/ Duplex/ Townhome	Multiple-Family	Mixed-Use, Office, Comm.	Industrial (Pecos Junction only)
Lot Dimensions (min.)				
Lot area (sq. ft.)	Must meet density/FAR and setback requirements [1]			
Lot width (ft.)				
Site area/unit for duplex (sq. ft.)				
Density/FAR				
Minimum density, gross (du/acre)	12	18	--	--
FAR (min.) <i>described following this table</i>	--	--	0.75	0.50
Public Open Space (min. %) [2], [3]				
	20	20	10	10
Building Setback (ft.) [4]			See 3-26-06-05-03-03, Building Placement	
Fronting arterial or transit rail (max)	5	5	5	Max. 25
Fronting local or collector street (min/max)	5/10	5/10	5/10	
Fronting residential (min)	10	10	10	
Side or rear, adjacent to residential (min)	10	20	20	Not permitted adjacent to residential
Side or rear, interior to development (min) [5]	0	0	0	15
Height (ft., max.)				
Fronting arterial or transit rail	45	95	95	60
Fronting local or collector street	40	45	45	60
Fronting or adjacent to residential	35	35	35	60

Notes:

[1] Existing structures that are larger than these size limits may be rehabilitated or reconstructed provided that the gross square footage of the structure is not increased.

[2] This percentage may be reduced to zero for infill development as determined by the [Planning-Community and Economic Development](#) Director.

[3] On-site landscaping may be credited toward public open space requirements.

[4] All building setbacks shall comply with building code requirements. If there is conflict between the requirements of this section and the adopted building code, the terms of the building code shall supersede this section.

[5] "Interior to development" refers to multi-structure developments with interior lot lines.

Comment on Using FAR: FAR is a measurement of the bulk of the structure on the site. It is calculated by adding the area of each floor of the development and dividing this number by the total area of the lot. While FAR sets the basic parameters for the building, it allows the developer to make choices about the distribution of the building on the site. The FAR can be increased or decreased depending on the proposed uses, and can also be increased to promote a specific structure, such as for mixed use buildings to encourage mixed use development.

Figure 3-26-A below illustrates FAR. For an FAR of 0.5, the building could be built as a single story over 50% of the lot, two stories over 25% of the lot, four stories over 12.5% of the lot, or 5 stories over 10% of the lot. Similarly, a FAR of 0.75 would permit a single-story structure over 75% of the lot or two stories over 37.5% of the lot.

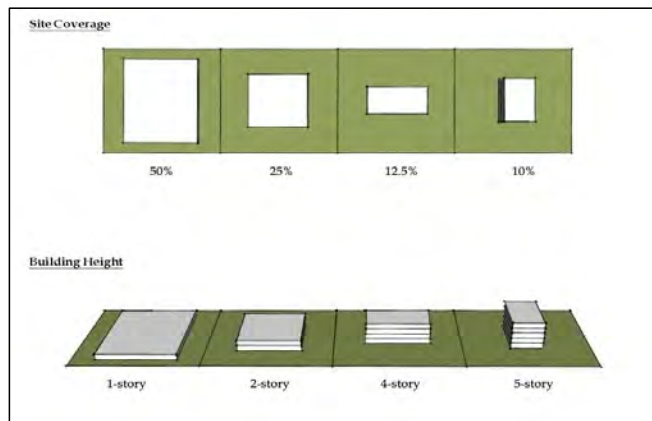


Figure 3-26-A: Illustration of FAR

Comment on Residential Density: The following photographs¹ provide illustrations of the residential densities potentially created by the TOD district. The images in Figure 3-26-B represent mixed-density residential development at approximately 10 -12 dwelling units/acre.

¹ Source: Visualizing Density by Julie Campoli and Alex S. MacLean, Lincoln Institute of Land Policy, 2007.



Figure 3-26-B: Mixed-density residential at approximately 12 dwelling units/acre

The images in Figure 3-26-C represent multiple family residential development at approximately 18 dwelling units/acre.



Figure 3-26-C: Multiple family residential development at approximately 18 dwelling units/acre

3-26-05-02 MIX OF USES

3-26-05-02-01 *MIX OF USES ENCOURAGED*

A diverse mix of commercial, employment, residential, and civic uses is encouraged within the TOD District to create a pedestrian and transit-supportive environment; however, the type and proportion of residential and non-residential uses will vary by station area, as well as the location, size, and surrounding development context of individual sites. Generally, larger sites located in areas where higher levels of activity are desirable should have a greater mix of uses than smaller sites. While a vertical mix of uses is

preferred where practicable, a horizontal mix of uses is permitted. Use mixes permitted in the Federal and Pecos Junction station areas are specified in the subsections below.

3-26-05-02-02 **FEDERAL STATION AREA**

The following use mix requirements are applicable in the Federal Station Area:

1. Single-use non-residential structures (excepting office) are only permitted on parcels or lots smaller than 20,000 sq. ft.
2. Non-residential developments (excepting office) on parcels or lots of 20,000 sq. ft. or larger are required to include residential uses with a minimum density of eight dwelling units per acre. This density may be reduced to no fewer than four dwelling units per acre where the [Planning Community and Economic Development](#) Director finds that compliance with minimum development densities and other standards in this section is not feasible due to small lot size, configuration of the parcel, or other environmental constraints.



Figure 3-26-D: Illustration of sample 20,000 sq. ft. structure

3-26-05-02-03 **PECOS JUNCTION STATION AREA**

The appropriate mix of uses for development sites around the Pecos Junction Station Area shall be determined as part of the development plan review based on site constraints, environmental hazards, and availability of appropriate infrastructure. Residential uses may be permitted through a conditional use permit at such time as site and environmental conditions permit safe construction and habitation.

3-26-06 **DESIGN AND DEVELOPMENT STANDARDS**

3-26-06-01 **NEIGHBORHOOD CONNECTIVITY**

The following connectivity requirement shall apply in the TOD district.

3-26-06-01-01 **CIRCULATION PLAN REQUIRED**

1. TOD development plans shall include a district-wide circulation plan that addresses street connectivity, emergency and service

vehicle access, parking movements, accommodation of loading operations, turning radii, traffic calming measures where future “cut-through” traffic is likely, and similar issues.

2. The Planning-Community and Economic Development Director may waive the requirement for a circulation plan on determining that a proposed development is expected to have no impact on circulation or proposes no change in existing circulation patterns. This provision shall not be construed to exempt development that includes additional parking, driveways, or substantial modifications to the existing pedestrian network.

3-26-06-01-02 **STREETS AND VEHICULAR CIRCULATION**

3-26-06-01-02-01 **Grid Street Pattern**

1. Street and block patterns shall include a clear hierarchy of well-connected streets that distributes traffic over multiple streets and avoids traffic congestion on principal routes.
 2. The arrangement of streets in a development shall provide for the alignment and continuation of existing or proposed streets into adjoining neighborhoods.
 3. Within each development, the access and circulation system shall accommodate the safe, efficient, and convenient movement of vehicles, bicycles, and pedestrians through the development, and provide ample opportunities for linking adjacent neighborhoods, properties, and land uses.
 4. Local neighborhood street systems shall provide multiple direct connections to and between local destinations such as residential neighborhoods, parks, schools, and shopping.

3-26-06-01-02-02 **Mixed-Use and Non-Residential Block Pattern**

1. Blocks shall generally be square or rectangular, but may vary in shape to protect natural features or respond to site constraints.
2. To the maximum extent feasible, streets and access lanes shall be oriented to create block and lot configurations with their longest dimension along an east-west axis to facilitate the use of passive solar principles.
3. Block length shall not exceed 600 feet except that blocks up to 800 feet in length are permitted if a mid-block pedestrian connection is provided. This requirement may be waived for industrial development as approved by the Planning-Community and Economic Development Director.

4. Blocks shall be measured from curb to curb, regardless of whether the street is public or private.
5. New development and redevelopment shall establish a regular pattern of blocks to the extent feasible to avoid creating large “superblocks” that limit pedestrian, bicycle, and vehicular circulation.
6. On sites that exceed the 600-foot block length or where block consolidation is proposed as part of redevelopment (by right-of-way abandonment), pedestrian, bicycle, and vehicular circulation access to surrounding neighborhoods shall be maintained to the maximum extent feasible.

3-26-06-02 LANDSCAPING

The provisions of Section 4-16, *Landscaping*, apply to development within the TOD district except as provided otherwise in this section.

3-26-06-02-01 BUFFERING APPLICABILITY

The following bufferyard requirements shall be substituted for Section 4-16-18-01 when applied in the TOD district.

Table 3-26-C: Required Bufferyard												
Use of Subject Property												
Use of Adjacent Properties	Column 2↓	Row 3→	Two Family/Duplex /Townhome		Multi-Family		Mixed-Use		Commercial (stories)		Indust.	
	Structure Type		Res.	Non-Res.	Res.	Non-Res.	Vert.	Horiz.	1-3	3+	--	
	Single-Family	Res	None	B		A	B	C	C	C	D	D
		Non-Res	B	None		B	A	A	A	A	B	
	Multi-Family	Res	A	B	None	B	B	B	C	D	D	
		Non-Res	B	None		A	None	A	A	A		B
	Mixed-Use	Vert.	C	A	B	A	None	None	A	B	D	
		Horiz.	C	A	B	A	None	None	None	A		
	Comm. (stories)	1-3	C	A	C	A	A	None	None	None	D	
		3+	D	B	D	B	B	A	None	None	D	
Indust.	--	D	D	D	D	D	D	D	D	None		

1. To use Table 3-26-C, an applicant identifies the use of his/her property in Row 3, across the top of the table, and then reads down Column 2 to identify the use of the adjacent property (ies). The box at the intersection of Column 2 and Row 3 identifies the buffering requirement for the applicant on that property line. For example, an applicant for a vertical mixed-use development that is adjacent to single-family residential will

need to meet the “C” buffering requirement.² Different types of buffering may be required on different property lines. For example, where a vertical mixed-use structure is adjacent to residential uses on the north side and adjacent to another vertical mixed-use structure on the south side, a level “C” buffer shall be provided on the north side adjacent to the residential, while no buffer shall be required on the south side adjacent to the mixed-use.

2. Bufferyard classification requirements shall be as defined in Section 4-16-18-01.
3. Required bufferyards may be located within a required setback. Where the required bufferyard is larger than the setback in any dimension, the full size of the bufferyard shall be provided. Additional flexibility in the application of these bufferyard requirements is provided through Section 4-16-21.

3-26-06-02-02 **PARKING LOT LANDSCAPING**

3-26-06-02-02-01 **Applicability**

3-26-06-02-02-01-01 **New Parking Lots**

All new surface parking lots containing 10 or more off-street parking spaces shall provide both perimeter and interior landscaping that meets the standards of this section.

3-26-06-02-02-01-02 **Parking Lot Expansion**

Existing surface parking lots that are expanded, whether as required by these regulations or voluntarily, shall be required to meet the standards of this section.

3-26-06-02-02-01-03 **Exceptions**

These requirements shall not apply to parking structures. Applicable perimeter landscape and buffer requirements for parking structure shall be determined through the conditional use permit process.

Parking spaces directly abutting a public street right-of-way are not required to have interior landscaping where the abutting landscaping meets the requirements of the perimeter landscape setback (Figure 3-26-E). The remainder of the parking rows in the lot shall be landscaped pursuant to this section.

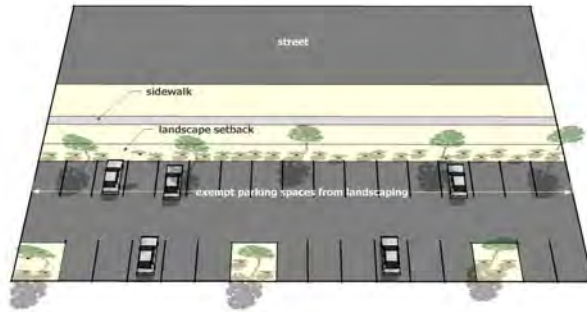


Fig. 3-26-E: Perimeter landscaping exception

3-26-06-02-02-02 **Interior Parking Area Landscaping**

3-26-06-02-02-02-01 **Required Landscape Area**

All surface parking lots shall incorporate the following interior landscaping:

1. Landscape islands of not less than 6 feet by 18 feet at the terminus of each row of parking that contain one tree and at least 50 percent vegetative cover other than turf grass;
2. Within the parking rows, one landscaped island of not less than 64 square feet for each 10 parking spaces or fraction thereof; and
3. A landscape median strip with a minimum width of six feet incorporated into the parking lot design to delineate the driveway entrance into the parking lot. One tree shall be planted for every 40 feet of median.



Fig. 3-26-F: Parking lot landscape terminus island

3-26-06-02-02-02-02 **Landscape Island Design**

1. Required landscape islands shall not be separated by more than 10 parking spaces. For purposes of determining tree spacing, parking spaces may be counted in any rational sequence.

2. Curbs used to protect landscape islands shall have 18 inch wide curb cuts at frequent intervals to allow stormwater infiltration.
3. No paving shall be permitted within four feet of the center of a tree.
4. No parking space shall be located farther than 60 feet from an interior parking lot island.

3-26-06-02-02-02-03 ***Landscape Island Planting Requirements and Tree Preservation***

In order to preserve a protected tree on-site, the Planning Community and Economic Development Director may authorize up to a five percent reduction in the required number of parking spaces, or a five percent reduction of certain parking space sizes, if the Planning Community and Economic Development Director determines that reduction in the number or size of certain parking spaces will preserve a protected tree that would otherwise be removed to provide for required parking. Nothing in this section shall allow the Planning Community and Economic Development Director the authority to reduce the entire required parking space size or number by more than five percent. This provision shall be enacted only in instances where a protected tree is to be preserved.

3-26-06-02-02-02-04 ***Sidewalks as Median Strips***

A landscaped median strip within a parking lot that separates either parking rows or parking lots shall be allowed to count a sidewalk located within the median strip toward a part of the required off-street parking lot landscaping. The intent of this sidewalk is to help facilitate safe pedestrian movement. This sidewalk must meet the following criteria if it is to be counted toward the required landscaping:

1. The sidewalk has a five-foot wide walking path and shall add two feet for vehicle overhang for each abutting parking stall.
2. The sidewalk runs the entire length of the divider strip.
3. The sidewalk is bordered on at least one side by landscaping, of which the sidewalk cannot account for more than 50 percent of the area of the median strip.

3-26-06-03 **PARKING**

TOD parking shall comply with the requirements of Section 4-12, Parking, Loading, and Curb Cut Requirements, except as specifically provided in this section.

3-26-06-03-01 **APPLICABILITY**

3-26-06-03-01-01 **New Development**

The requirements of this section shall apply to all new development where there is the construction of a new structure (excluding accessory structures) or establishment of a new land use.

3-26-06-03-01-02 **Small Use Exception**

Any individual non-residential use in a space that is 2,000 square feet or smaller shall be exempt from the minimum parking requirement of Table 3-26-D.

3-26-06-03-01-03 **On-Street Parking**

On-street parking located adjacent to the site on a public street may be used to meet up to 25 % of the minimum off-street parking requirements.

3-26-06-03-02 **REQUIRED PARKING**

The following off-street parking standards apply in the TOD district. Where this table does not specify a parking requirement or a use type is not specified in the table, the standards of Section 4-12-04-03, *Spaces Required*, apply.

Table 3-26-D: Off-Street Parking		
Use Type	Minimum Parking (spaces per sq. ft. GFA unless otherwise specified)	Maximum Parking (spaces per sq. ft. GFA unless otherwise specified)
Residential		
All residential	1 per unit	2 per unit
Office		
General office and financial services	1 per 400	1 per 300
Medical office	1 per 300	1 per 200
Institutional	See Section 4-12-04-03	
Commercial		
Commercial sales and services	1 per 500	1 per 400
Restaurant	1 per 4 persons of maximum occupancy capacity of customer service area(s)	
Industrial		Required Number of Spaces (per sq. ft.)
Accessory office or administrative area		1 per 500
Accessory indoor sales area		1 per 400

Table 3-26-D: Off-Street Parking

Use Type	Minimum Parking (spaces per sq. ft. GFA unless otherwise specified)	Maximum Parking (spaces per sq. ft. GFA unless otherwise specified)
Indoor storage, distribution, warehousing, assembly, vehicular service, or manufacturing area:	1-3,000 sq. ft. of floor area	1 per 400
	3,001-5,000 sq. ft. of floor area	1 per 500
	5,001-10,000 sq. ft. of floor area	1 per 750
	10,001 or more sq. ft. of floor area	1 per 1,250

NOTE: The total number of required spaces for all uses is cumulative based on the variety of different functions present in a single use.

3-26-06-03-03 **MAXIMUM PARKING SPACES ALLOWED**

3-26-06-03-03-01 **Applicability**

For any use with an identified maximum parking standard, off-street vehicle parking spaces shall not be provided in an amount that is more than that standard, unless mitigation is provided in the form of additional landscaping and pervious pavement construction or on-site stormwater mitigation pursuant to Subsection 3-26-06-03-03-05 below as approved by the [Planning-Community and Economic Development](#) Director.

3-26-06-03-03-02 **Establishing Maximum Parking Requirements**

Maximum parking standards for the TOD district are established in Table 3-26-D, *Off-Street Parking*. Where Table 3-26-D does not establish a maximum parking amount or where Section 4-12-04-03 is used to calculate required parking, the maximum amount of parking shall be established at 100% of the minimum required parking; i.e., the minimum required shall also be the maximum permitted.

3-26-06-03-03-03 **Maximum Parking Calculation Exceptions**

For the purpose of calculating parking requirements, the following types of parking spaces shall not count against the maximum parking requirement:

1. ADA parking,
2. Vanpool and carpool parking,
3. Alternative fuel vehicle parking,
4. On-street parking adjacent to the lot or lots on which the parking located, and

5. Structured parking, underground parking, and parking within, above, or beneath the building(s) it serves.

Unless otherwise stated above, the maximum number of spaces that may be credited towards this maximum parking calculation exception shall not exceed 20 percent of the maximum parking requirement.

3-26-06-03-03-04 ***Maximum Parking Waiver***

3-26-06-03-03-04-01 **Parking Demand Study**

Requests to exceed the maximum parking requirement shall be accompanied by a parking demand study demonstrating how the maximum number of parking spaces specified in Table 3-26-D is insufficient for the proposed development.

3-26-06-03-03-04-02 **Review Criteria**

A waiver to the maximum parking requirement may be allowed by the Planning Community and Economic Development Director in situations that meet the following criteria:

1. The proposed development has unique or unusual characteristics such as high sales volume per floor area or low turnover, that create a parking demand that exceeds the maximum ratio and that typically does not apply to comparable uses;
2. The parking demand cannot be accommodated by on-street parking, shared parking with nearby uses, or by increasing the supply of spaces that are exempt from the maximum ratio;
3. The request is the minimum necessary variation from the standards to accommodate the proposed development; or
4. If application of the maximum parking standard would result in fewer than six parking spaces, the development shall be allowed six parking spaces.

3-26-06-03-03-04-03 ***Appeal***

The Planning Community and Economic Development Director's determination on a maximum parking waiver application may be appealed to the Board of Adjustment.

3-26-06-03-03-05 ***Design Requirements for Excess Parking***

Parking that is provided in excess of the maximum parking requirement shall be required to include increased internal landscaping and incorporate pervious pavement or stormwater mitigation as described below.

3-26-06-03-03-05-01 Pervious Surfaces or On-Site Stormwater Mitigation

Where parking spaces in excess of the maximum specified in Table 3-26-D are constructed, an area equal to the total area required for the number of spaces that exceed the maximum parking requirement shall be constructed of pervious surfaces or designed for on-site stormwater mitigation through low impact development techniques as approved by the [Planning–Community and Economic Development](#) Director. For example, if 500 square feet of additional space is provided for new parking, 500 square feet of pervious pavement or on-site stormwater mitigation shall be included in the total area of the parking lot.

3-26-06-03-03-05-02 Additional Trees and Landscaping

Applicants that request parking that exceeds the number of spaces required by Table 3-26-D shall provide additional parking lot trees and landscaping either in the parking lot or across the entire development site as follows:

- **3-26-06-03-03-05-02-01 Trees**

1. Additional trees not otherwise required by these regulations shall be required to be planted or preserved on-site when parking for any use or mix of uses is provided in an amount that is greater than the maximum amount permitted.
2. The number of additional trees to be planted or preserved on-site is equal to one tree per two excess parking spaces provided.

- **3-26-06-03-03-05-02-02**

Landscaping

1. As required by Table 3-26-E, additional landscaping shall be provided and distributed throughout the site. The additional landscaping shall be integrated with the parking lot and/or site design. For example, where 500 sq. ft. of surface area are added to a parking lot, 15 extra sq. ft. of landscaping area would be added to the landscaping required by Section 3-26-06-02-02, *Parking Lot Landscaping*.
2. Where the provision of additional landscaping is restricted for infill and redevelopment projects due to site constraints, the

Table 3-26-E: Additional Landscaping Requirement for Overparking

Amount of Excess Parking Requested Over Maximum	Additional Landscaping
101 – 108 percent	3% of parking area
109 – 116 percent	5% of parking area
117 – 125 percent	10% of parking area

applicant may provide sidewalk amenities or streetscape features as determined by the Planning-Community and Economic Development Director. Acceptable amenities shall have a value equal to or greater than the price of the additional landscaping features required in Table 3-26-E and may include:

- a. Sidewalk planters between the parking area and building and/or parking area and the street;
- b. Public art including but not limited to sculptures, fountains, clocks, or murals; or
- c. Decorative fencing (such as wrought iron) around the perimeter of the parking area provided with seasonal plantings.

3-26-06-03-04 ADJUSTMENTS AND ALTERNATIVES

The minimum parking requirements listed in Table 3-26-D may be adjusted as follows:

3-26-06-03-04-01 Sharing of Parking Spaces

1. Where two land uses listed in separate use categories in Table 3-26-D share a parking lot, parking lots, or structure, the total off-site parking required for those uses may be reduced by the factors shown in Table 3-26-F, *Shared Parking*. Total off-street parking required shall be the sum of the two parking requirements for the two uses divided by the factors in Table 3-26-F. For example, where a development includes both (a) institutional and (b) retail sales uses, the amount of parking required is the sum of the parking required for the two uses divided by 1.3.

Table 3-26-F: Shared Parking					
<i>(Add the two parking requirements and divide by these factors)</i>					
Property Use	Multi-Family	Institutional	Restaurants, Recreation, or Hotel	Retail Sales	Office or Commercial Services
Multi-family	-	1.1	1.1	1.2	1.3
Institutional	1.1	-	1.2	1.3	1.3
Restaurants, Recreation, or Hotel	1.1	1.2	-	1.3	1.7
Retail Sales	1.2	1.3	1.3	-	1.2
Office or Commercial Services	1.3	1.5	1.7	1.2	-

2. Shared parking shall be documented through a shared parking agreement approved by the county.

3-26-06-03-04-02 Reduced Need Populations

1. The required minimum number of off-street parking spaces may be reduced by 33 percent for any group living use or multi-family use in which occupancy of at least 80 percent of the units is restricted for use by those 60 years of age or older.
2. The required minimum number of off-street parking spaces may be reduced by 50 percent for any group living use or multi-family use in which occupancy of more than 80 percent of the units is restricted for use by those meeting the definition of “handicapped” individuals under the federal Fair Housing Act Amendments

3-26-06-03-04-03 Proximity to Transit

The [Community and Economic Development](#) [Planning](#) Director may allow a reduction in parking spaces of up to 15 percent for multi-family dwelling developments or multi-family components of a mixed-use structure within the TOD district and located no more than one quarter (1/4) mile from the transit station provided:

1. The reduction is applied for in conjunction with a development plan review;
2. A parking analysis is submitted to the county in conjunction with the reduction request and development plan application; and
3. The reduction in the number of parking spaces shall not exceed 15 percent of the total number of parking spaces required for the proposed use.

3-26-06-03-05 BICYCLE PARKING**3-26-06-03-05-01 Required Number of Spaces**

Indoor or outdoor bicycle parking shall be provided as follows:

Use	Bicycle Parking Spaces [1]
Multiple-family	2 or 1 per 20 units
Group home	1 per 4 bedrooms
Office	2 or 1 per 40,000 sq. ft. (net area)
Commercial sales and service	2 or 1 per 5,000 sq. ft. (net area)
Community use (non-utility)	2 or 1 per 10,000 sq. ft. (net area)
Schools	2 per classroom
Notes: [1] Whichever measurement results in the higher number of spaces.	

3-26-06-03-05-02 *Design and Location*

1. Bicycle parking facilities shall include a rack or storage facility (e.g., locker) that enables bicycles to be secured. Where racks are used, they shall meet the following standards:
 - a. The bicycle frame and one wheel can be locked to the rack with a high-security, U-shaped shackle lock if both wheels are left on the bicycle;
 - b. A bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components; and
 - c. The rack must be securely anchored.
2. Bicycle racks and storage facilities shall be accessible without moving another bicycle.
3. Bicycle racks and storage facilities shall be located in convenient, visible, well-lit areas with easy access and near main entrances of all commercial, residential, and institutional buildings. Such locations shall be clearly noted with signage.
4. The racks and storage facilities shall be located so they do not interfere with pedestrian traffic and shall be protected from potential damage by motor vehicles.
5. Bicycle parking shall not be within any required landscape area nor interfere with any pedestrian pathway.

3-26-06-04 MULTI-FAMILY DEVELOPMENT DESIGN STANDARDS

The design standards in this subsection apply to all multi-family development.

3-26-06-04-01 *SITE LAYOUT AND BUILDING ORIENTATION***3-26-06-04-01-01 *Building Orientation***

1. Individual buildings within a multi-family development shall be oriented to:
 - a. Common open space, such as interior courtyards or on-site natural areas or features;
 - b. Perimeter streets;
 - c. Other residential buildings; or



Fig. 3-26-G: Courtyard Orientation

- d. Through-access drives.
- 2. To the maximum extent practicable,² buildings shall be oriented or arranged in a manner to enclose common open spaces such as gardens, courtyards, recreation, or play areas, that shall contain a minimum of three of these features:
 - a. Seasonal planting areas;
 - b. Trees;
 - c. Pedestrian-scaled lighting;
 - d. Gazebos or other decorative shelters;
 - e. Seating;
 - f. Play structures for children; or
 - g. Natural features or areas, unless the county determines that for preservation reasons the buildings should avoid the feature or area.



Fig. 3-26-H: Perimeter Street Orientation

3-26-06-04-01-02 Entrance Orientation

- 1. Primary entrances and façades shall not be oriented towards parking lots, garages, or carports.
- 2. All multi-family buildings shall comply with at least two of the following requirements:
 - a. At least one main building entry faces an adjacent public street;
 - b. A building entrance faces a courtyard or common open space that has a direct and visible connection to an adjacent public street;



Fig. 3-26-I: Ground-floor unit entrances

² The following definition for “maximum extent practicable” will be added to the code definitions: “under the circumstances, reasonable efforts have been undertaken to comply with the regulation, that the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from noncompliance with the regulation.”

- c. A building entry is connected to a public sidewalk by a system of interior walkways; or
 - d. The pedestrian entries to the site from the public right-of-way are emphasized with enhanced landscaping, special paving, gateways, arbors, or similar features.
3. All ground-floor units with frontage along the primary street shall have an entrance that faces the street. Multi-family buildings located with multiple street frontages shall provide entrances to the building along each local street frontage.
- a. Exterior entrances from a public sidewalk or common open space are permitted for dwelling units on the ground floor.
 - b. Exterior entrances shall be raised from the finished ground-floor level of the sidewalk a minimum of two feet.
4. Dwelling units above the ground floor shall have interior unit entrances, except that exterior stairs are permitted for access to upper-floor units only if they are oriented towards a central plaza not visible from any street.

3-26-06-04-01-03 Private Common Space

- 1. In addition to the public open space required in Table 3-26-B, developments with at least four units shall provide 400 square feet of private common open space for each multifamily dwelling unit. This space may be provided as an individual patio or deck with a minimum dimension of five feet.
- 2. In developments with at least twelve units, a minimum of 40 percent of the required private common space shall be usable for recreation, including uses such as swimming pools, fitness facility, sport courts, playgrounds with equipment, and/or community gardening.

3-26-06-04-02 BUILDING DESIGN

3-26-06-04-02-01 Four-Sided Design

All sides of a multi-family building shall display a similar level of quality and architectural detailing as on the front elevation when visible from:



Fig. 3-26-J: Four-sided design

1. Property occupied by or designated for single-family residential uses,
2. An existing public street right-of-way, or
3. Other public lands or spaces.

3-26-06-04-02-02 **Maximum Number of Attached Units**

The maximum number of attached units in a series such as townhomes is six.

3-26-06-04-02-03 **Single-Family Attached Dwelling Façades**

1. The attached single-family dwellings in any one row structure shall be required to have distinctly different façades. No attached single-family structure facade shall be repeated more than once every four structures on the same side of the street.



Fig. 3-26-K: Single-family attached building façade differentiation

2. The façades of single-family attached townhomes shall be punctuated by a change in texture or material, offset, or other architectural feature to differentiate individual units
3. Any building (excluding parking garages and other accessory buildings) viewed from a public right-of-way or public open space shall either face such right-of-way or open space, or shall have a façade facing such area in keeping with the character of the front façade, including the utilization of similar fenestration and materials.

3-26-06-04-02-04 **Building Mass and Articulation**

1. The elevations of all multi-family buildings shall be articulated through the incorporation of at least three or more of the following:
 - a. Balconies;
 - b. Bay or box windows;

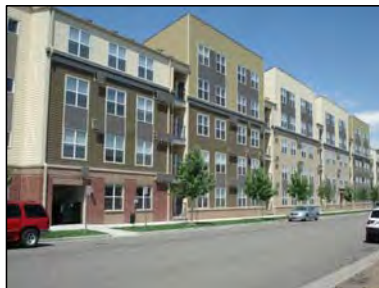


Fig. 3-26-L: Multi-family building articulation

- c. Porches or covered entries;
 - d. Dormers or other variations in the roof plane;
 - e. Accent materials such as brick, stone, or stucco with banding highlights;
 - f. Shutters;
 - g. Variation in window sizes and shapes; or
 - h. Vertical elements that demarcate building modules.
2. The height of each multi-family building taller than 35 feet shall be stepped down from its highest roofline at least one full story for a depth of at least 15 feet on any end of the building located within 50 feet of an adjacent area zoned or used for single-family residential.

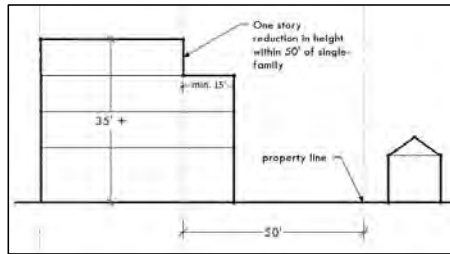


Fig. 3-26-M: Height transition adjacent to residential

3. Multi-family buildings shall provide concentrated unit access points. Access balconies and corridors running the length of the exterior of a building are prohibited.

3-26-06-04-02-05

Vertical Articulation

1. For all structures three stories or more in height, the base (first 20 feet) of a building shall be distinguished from the remainder of the building by providing a minimum of three of the design elements listed above in Subsection 3-26-06-04-02-04.
2. Multi-family buildings shall be designed to incorporate visually heavier and more massive elements at the building base, and lighter elements above the base. Upper stories shall not appear heavier or demonstrate greater mass than the lower stories of the building.

3-26-06-04-02-06

Building Length

The maximum length of any multifamily building shall be 180 feet.

3-26-06-04-02-07 Transparency

At least 20 percent of all walls facing a public street shall contain windows or doorways.

3-26-06-04-02-08 Materials

All material shall be durable and long-lasting. The following materials are acceptable for multi-family residential construction:

1. Brick, concrete stucco, stone, stone facing, wood, glass in combination with metal, or similar, durable architectural materials as approved by the Planning Commission.
2. Vinyl siding, EIFS, or synthetic stucco may be approved by the Planning Commission on a case-by-case basis.

3-26-06-04-03 PARKING LOCATION AND LAYOUT**3-26-06-04-03-01 Location and Layout**

1. To the maximum extent feasible, garage entries, carports, parking areas, and parking structures shall be internalized in building groupings or oriented away from street frontage.
2. Parking areas and freestanding parking structures (detached garages or carports) shall not occupy more than 30 percent of each perimeter public street frontage of a multi-family development.
3. To the maximum extent practicable, freestanding parking structures that are visible from perimeter public streets shall be sited so that the narrow end of the parking structure is perpendicular to the perimeter street.



Fig. 3-26-N: Multi-family parking located behind primary structure

3-26-06-04-03-02 Carports and Detached Garages

1. Carports and common garages shall be limited to 60 feet in length.

2. Detached garages and carports shall incorporate compatible materials, scale, colors, architectural details, and roof slopes similar to those of the primary multi-family buildings.
3. Rear walls of detached garages over 40 feet in length that back onto the perimeter street shall be articulated or punctuated through the use of window openings or other similar techniques.

3-26-06-05 MIXED-USE/NON-RESIDENTIAL DESIGN STANDARDS

3-26-06-05-01 APPLICABILITY

The design standards in this section apply to all mixed-use, office, and commercial structures. Industrial development in the TOD district shall be subject to the following subsections of this section in addition to the provisions of Chapter 4:

1. 3-26-06-05-05-02, *Parking Location*;
2. 3-26-06-05-05-02, *Parking Lot Screening*;
3. 3-26-06-05-06, *Building Design*; and
4. 3-26-06-05-08, *Residential Compatibility Standards*.

3-26-06-05-02 SITE LAYOUT AND BUILDING ORGANIZATION

3-26-06-05-02-01 Private Common Spaces

3-26-06-05-02-01-01 Required Private Common Spaces

Mixed-use, commercial, and office development shall incorporate at least one on-site indoor or outdoor common space per building. Common space shall be visible and accessible and shall be located, where possible, along street frontages. Common spaces shall be connected, to the maximum extent practicable, to pedestrian areas, sidewalks, trails, or public open space in order to create functional pedestrian connectors.



Fig. 3-26-O: Private common space

3-26-06-05-02-01-02 *Features and Amenities*

The following features may be used to satisfy the private common space standard:

1. Patio or plaza with seating and landscaping;
2. Landscaped mini-parks or square;
3. Rooftop or community garden; or
4. Similar features as approved by the [Community and Economic Development Planning](#) Director.

3-26-06-05-02-01-03 *Design*

Private common spaces shall be constructed of materials that are of a comparable quality and be of a compatible design as the building they are attached to or the public space in which they are placed.

3-26-06-05-02-01-04 *Quantity and Amount*

The quantity and amount of required private common spaces shall vary as follows:

1. For buildings 10,000 square feet or less – 1,000 square feet;
2. For buildings between 10,001 and 20,000 square feet – 2,000 square feet that may be divided into two 1,000 square foot spaces; and
3. For buildings over 20,000 square feet – an extra 1,000 square feet of common space per 10,000 square feet of building or portion thereof.

3-26-06-05-02-02 *Building Orientation***3-26-06-05-02-02-01 *Individual Buildings***

In cases where the long axis of a building is perpendicular to the primary street, the portion of the structure facing the primary street shall be configured with at least one operable entrance and one or more transparent windows as approved by the [Community and Economic Development Planning](#) Director.

3-26-06-05-02-02-02

**Multi-Building
Developments**

1. Buildings shall be organized to promote a compact pattern of development, pedestrian-friendly spaces, streetscapes, areas of naturalized landscaping, and to screen parking areas.



Fig. 3-26-P: Buildings arranged to create pedestrian-friendly spaces

2. Buildings shall be arranged and grouped so that their primary orientation complements one another and adjacent, existing development by:
 - a. Framing the corner of an adjacent street intersection or entry point to the development;
 - b. Framing and enclosing a pedestrian and/or vehicle road or access corridor within or adjacent to the development site;
 - c. Framing and enclosing on at least three sides parking areas, public spaces, or other site amenities;
 - d. Framing and/or enclosing outdoor dining or gathering spaces for pedestrians between buildings; or
 - e. Framing one or more areas of natural vegetation.

3-26-06-05-02-02-03

Entrance Orientation

To the maximum extent feasible, the principal building entrance shall face:

1. An adjacent public street;
2. An adjacent public plaza; or
3. An adjacent primary public walkway.
4. In cases where the principal entrance does not face the principal street, the entrance shall be connected to the street and adjacent parking areas with a sidewalk(s).

3-26-06-05-02-03 *Weather Protection for Pedestrian Areas***3-26-06-05-02-03-01 *Building Design***

1. Buildings shall be designed so that entries, steps, balconies, and pedestrian walkways or sidewalks are protected from precipitation shedding off roofs.
2. Sheltering roofs or building projections for protection from rain, wind, snow, and ice shall be provided in areas of pedestrian activity around public/institutional, commercial, and mixed-use buildings, including sheltered entranceways at major entrances and pedestrian-oriented façades along public sidewalks or walkways.
3. Building shall avoid roof designs, canopy structures, or other design features that would allow accumulated snow, ice, or rain or to fall or slide onto sidewalks or walkways. Roofs shall be designed to protect doorways, exterior stairs, balconies, garage entrances, bicycle parking, and pedestrian sidewalks and walkways from snow and ice. Where sloping rooflines incline toward such areas, protective features such as arcades, loggias, and dormers shall be used to protect pedestrians from falling snow. Such devices need not be continuous if foundation planning beds are located to set the walkway away from the building façades.

3-26-06-05-02-03-02 *Snow Storage*

Snow storage areas shall be separated from and shall not overlap or encroach upon pedestrian walkways or sidewalks.

3-26-06-05-02-03-03 *Sidewalk Design*

1. Pedestrian walkways shall be clearly defined through the use of consistent pavers and signage.
2. Pedestrian walkways shall be designed to minimize potential conflicts with snow management operations and ensure pedestrian safety by:
 - a. Limiting grade changes where possible; and
 - b. Using ramps instead of stairs where a change in grade is necessary.

3-26-06-05-03 **STREETSCAPE DESIGN AND CHARACTER**

3-26-06-05-03-01 **Public Sidewalks Required**

In order to create an environment that is supportive of transit and pedestrian mobility, public sidewalks shall be provided along both sides of all streets in the TOD district. Such sidewalks shall be at least 12 feet in width and no more than 16 feet in width, unless otherwise approved as part of the design review process. The 12-foot minimum requirement shall apply regardless of the available right-of-way. Where required, the sidewalk shall extend onto private property to fulfill the 12-foot minimum requirement, with a sidewalk easement provided.

3-26-06-05-03-02 **Delineation of Sidewalk Area**

Sidewalks shall be organized into two distinct areas: a street tree/furniture area located adjacent to the curb, and a clear area.



Fig. 3-26-Q: Delineation of Sidewalk Area

3-26-06-05-03-02-01 **Street Tree/Furniture Area**

The street tree/furniture area shall have a minimum width of six feet (from face-of-curb) and shall be continuous and located adjacent to the curb. The area shall be planted with street trees at an average spacing of 20 to 30 feet on center, based on the mature canopy width of the tree species selected. The area also is intended for the placement of street furniture including seating, street lights, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public utility equipment such as electric transformers and water meters, and similar elements designed to county specifications and located in a manner that does not obstruct pedestrian access or motorist visibility. Maintenance of this area shall be the responsibility of the adjacent property owner or a management entity appointed by the adjacent property owner.

3-26-06-05-03-02-02 **Clear Area**

The clear area shall be a minimum width of six feet, shall be hardscaped, and shall be located adjacent to the street tree/furniture area. The clear

area shall be unobstructed by any permanent or nonpermanent element for a minimum width of six feet and a minimum height of eight feet. Additional sidewalk width located between the clear area and the building may be used for outdoor dining or seating areas.

3-26-06-05-03-02-03 **Supplemental Zone**

A supplemental zone may be provided at the option of the applicant between the street-facing façade or a side-facing facade and the required clear area, to provide additional areas for outdoor dining, porches, terraces, landscape and water features, and plazas. A supplemental zone, if provided, may be a maximum of 20 feet deep and may extend up to 30 percent of the linear frontage of the development. The supplemental zone shall not provide any parking or vehicle circulation areas.

3-26-06-05-03-03 **Building Placement**

At least 70 percent of the building facade facing a public street shall be brought up to the clear area if provided. The county may reduce this to 50 percent façade placement at the sidewalk clear area where public amenities are provided as approved by the [Community and Economic Development Planning](#) Director, including:

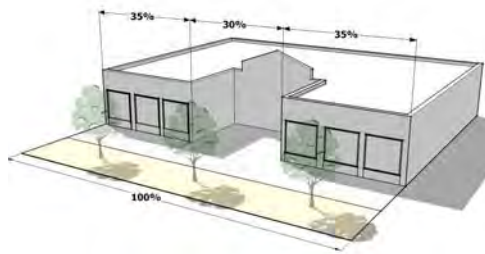


Fig. 3-26-R: Building set to sidewalk clear area

1. Public plazas or seating areas;
2. Tree wells and urban landscaping such as shrubs, live groundcover, planters, and hardscape (e.g., decorative fencing, arbors, patterned paving);
3. Street furnishings, including but not limited to waste receptacles, bicycle racks, drinking fountains, or shelters for persons using public transit.

3-26-06-05-03-04 **Sidewalk Entries**

3-26-06-05-03-04-01 **Spacing**

Sidewalk entries shall be provided to all buildings and individual units that front on the sidewalk.

3-26-06-05-03-04-02

Sidewalk Entry Hierarchy

Entrances into residential buildings in mixed-use areas are encouraged to follow a hierarchy of sizes and functions as follows:

1. **Carriage way:** A centrally located twelve-foot wide entrance at sidewalk level for visual and direct access to a private courtyard.
2. **Secondary entry:** A six-foot wide entrance with ornamental entrance gate and defined by a stoop with low cheek walls and planters at the sidewalk. Mailboxes, bike racks, and trash receptacles should be grouped around these secondary entries.
3. **Other entries:** Home office and retail storefront entries which are either at grade or stooped shall be sized to accommodate specific requirements of the individual space.

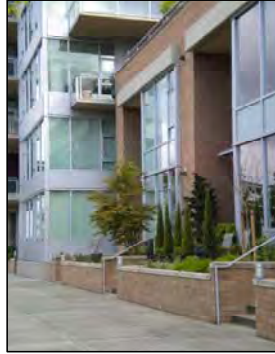


Fig. 3-26-S: Secondary entry

3-26-06-05-03-05

Utilities

Transformers, switchgear, and related utility service equipment shall not be located above-ground in pedestrian access easements. Building service panels are to be located on the inside of all buildings.

3-26-06-05-03-06

Paving

Paving is intended to highlight or accentuate special areas along the ground plane while at the same time complementing the design of adjacent building and streetscape elements.

3-26-06-05-03-07

Ground-Floor Uses

3-26-06-05-03-07-01

Intent

The incorporation of commercial uses such as retail shops and restaurants at the street level is strongly desired within the TOD district to promote a more



Fig. 3-26-T: Active street-level uses and outdoor gathering spaces

active environment for pedestrians and support residential and office uses located within the same building (on upper floors) or nearby.

3-26-06-05-03-07-02 Standards

03-26-06-05-03-07-02-01 Location

Commercial uses shall be concentrated adjacent to transit station areas, major public spaces, and in other areas where a high level of pedestrian activity and visibility is desirable. If a limited portion of a structure's ground level will be devoted to commercial space, such space shall be located along those facades adjacent to or most visible from transit corridors, primary street frontages, or major pedestrian walkways.

03-26-06-05-03-07-02-02 Design and Use of Commercial Space

Although the ground-floor commercial spaces may be used for residential units/office use, they should be designed for easy conversion to retail/commercial uses and shall be constructed to commercial standards. Where provided, ground-floor area for nonresidential uses shall be constructed to nonresidential construction standards to a depth from the front wall of a minimum of 30 feet. Leasing offices, fitness centers, and related accessory uses in residential developments may count toward meeting this requirement.

3-26-06-05-03-08 Residential Uses

Residential uses, where included, shall be incorporated within a mixed-use development to be visually and/or physically integrated with nonresidential uses. This shall be achieved by ensuring that residential uses meet at least two of the following:

1. Residential uses are vertically located above street-level commercial uses;
2. Residential uses are horizontally integrated into site development to provide a transition between the highest intensity uses within the center or development and the adjacent neighborhood; and
3. A pedestrian circulation system (i.e., sidewalks, crosswalks, trails, etc.) is provided that reduces conflict between pedestrian and vehicular movements and increases pedestrian activity between residential and nonresidential uses.

3-26-06-05-04 *PARKING DESIGN STANDARDS*

The purpose of parking area requirements is to ensure that the parking areas themselves are not the dominant feature of the TOD development.

3-26-06-05-04-01 *Allowable Parking*

On-street parking shall not be designated per individual business or occupancy but may count toward the minimum parking requirements for the entire structure along the adjacent frontage.

3-26-06-05-04-02 *Parking Location*

Unless specifically permitted in these standards, off-street parking is prohibited between the principal street and the corresponding street-facing facade line.

3-26-06-05-04-03 *Parking Lot Screening*

All surface parking lots adjacent to a public street shall be screened using one of the following methods below:

1. An informal hedge at least three feet in height at maturity consisting of a double row of shrubs planted three feet on-center in a triangular pattern; or
2. Berming of the grade to at least 2 ½ feet in height above the finish grade of the parking lot, and with slopes no greater than 2:1. Slopes shall be covered with shrubs spaced a maximum of three feet on center. Trees and flowering plants may be included in the berm plantings where the [Community and Economic Development Planning](#) Director finds that long-term maintenance will be provided.

3-26-06-05-04-04 *Parking Structure Design*

The off-street parking required by mixed-use and non-residential development may be located in a parking structure. Such structure shall be subject to the following standards:

3-26-06-05-04-04-01 *Design*

1. Parking structures shall be constructed of materials of similar quality and shall be compatible in appearance with adjacent buildings and shall contain lighting sufficient for security as approved by the county.

2. Ground floor facades of parking structures not occupied by active public uses shall be articulated through the use of three or more of the following architectural features.
 - a. Windows or window-shaped openings with decorative mesh or similar features as approved by the [Community and Economic Development Planning](#) Director;
 - b. Masonry columns;
 - c. Decorative wall insets or projections;
 - d. Awnings;
 - e. Changes in color or texture of materials;
 - f. Approved public art;
 - g. Integrated landscape planters; or
 - h. Other similar features approved by the [Community and Economic Development Planning](#) Director.

3-26-06-05-04-04-02

Entry Design

Vehicle entries to off-street parking structures shall be integrated into the placement and design of adjacent buildings or oriented away from the primary street frontage. At a minimum, parking structures shall have user vehicles access from a location that minimizes conflicts with pedestrian circulation.

3-26-06-05-04-04-03

Wrapping of Parking Structure

Where feasible, the ground floor of parking structures in mixed-use or non-residential districts shall be wrapped with active public uses along at least 60 percent of the ground-floor street frontage. Parking structures with ground floors that are not wrapped with active public uses on the sides facing a public street or open to public view shall not:

1. Abut street intersections or public/civic use areas,
2. Be adjacent to public squares, or



Fig.3-26-U: Parking structure wrapped with active uses

3. Occupy sites that are the terminus of a street vista.

3-26-06-05-05 **BUILDING DESIGN**

3-26-06-05-05-01 **Four-Sided Design**

1. All sides of a building shall be architecturally finished with equal levels of materials and detailing. Blank walls void of architectural details or other variation are prohibited.
2. Exceptions from the above standard may be granted for those areas of the building envelope that the applicant can demonstrate are not visible from adjacent development and public spaces.
3. Corporate or franchise architecture is discouraged in favor of architecturally compatible designs. The [Community and Economic Development Planning](#) Director may require photographic examples of the more minimized corporate architecture in the designs and completed structure by the same company in other communities.

3-26-06-05-05-02 **Consistent Architectural Theme**

1. The architectural design within a multi-building development of structures (including freestanding outparcel structures) shall be organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale of buildings. Themed restaurants, retail chains, and other franchise-style structures shall adjust their standard architectural model to be consistent with a development's architectural character.

Fig. 3-26-V: Franchise design consistent with surrounding structures
2. All buildings in a single development, whether developed at a single time or in phases, shall share at least four architectural features in order to create continuity within the overall development. These features include, but are not limited to, the following:
 - a. Overhangs,
 - b. Canopies or porticos,
 - c. Recesses/projections,
 - d. Arcades,

- e. Raised corniced parapets over the entrance,
- f. Peaked roof forms,
- g. Arches,
- h. Outdoor patios,
- i. Tower elements (at strategic locations),
- j. Display windows,
- k. Integral planters that incorporate landscaped areas or seating areas, and
- l. Public art/sculptures.

3-26-06-05-05-03 Building Materials and Colors**3-26-06-05-05-03-01 Mix of Materials**

1. No single building material shall cover more than 80 percent of the front building façade. Windows and doors shall not be counted as additional building materials.
2. Structures 20,000 square feet or less shall require a minimum of two distinct building materials on all facades to provide architectural detail and interest.
3. Structures over 20,000 square feet shall require a minimum of three distinct building materials on all facades to provide architectural detail and interest.



Fig. 3-26-W: Mix of building materials

3-26-06-05-05-03-02 Prohibited Materials

The following materials are prohibited as primary cladding or roofing materials:

1. Aluminum siding or cladding,

2. Plastic or vinyl siding,
3. Exposed aggregate, and
4. Wood shingles.

3-26-06-05-05-03-03 ***Façade Colors***

1. Colors of paint, stains, and other finishes or materials shall complement each other.
2. Generally, no more than four colors per building are permitted.
3. Fluorescent colors are prohibited.
4. Primary colors are prohibited.
5. The use of stark white is discouraged.

3-26-06-05-05-03-04 ***Transparency and Glazing***

1. At least 25 percent of all walls facing a public street shall contain windows or doorways.
2. Glazing shall be effectively clear, and shall not exceed 40 percent reflectance. Divided-light windows are encouraged. Materials that create noticeable glare or which restrict the ability of the public to view the inside of a structure from the outside are generally prohibited but may be allowed in limited locations in structures intended for financial or other uses with documentable safety concerns.
3. Energy conserving window films and coatings are permissible within these standards.

3-26-06-05-05-04 ***Gateways***

1. Buildings located at entrances to a development demarcate a gateway that will create an overall identity, set the tone for the development, and mark arrival or entry.
2. At major entry points of a development with three or more buildings, buildings shall be organized along the street and at the intersection to create a gateway.
3. Architectural features shall be incorporated into the facades of buildings at major entry points to help emphasize arrival or entry points into the development. These features may include, but are not limited to:
 - a. Eaves,
 - b. Planters,

- c. Mounted signs,
- d. Pilasters,
- e. Tower elements,
- f. Water features, or
- g. Arcades.

3-26-06-05-06 BUILDING MASSING AND FORM

3-26-06-05-06-01 Vertical Articulation

Buildings greater than two stories or taller than 30 feet shall be designed to reduce apparent mass by including a clearly identifiable base, body, and top, with horizontal elements separating these components as illustrated in Figure 3-26-X. The component described as the body must constitute a minimum of 50 percent of the total building height.



Fig. 3-26-X: Vertical articulation

3-26-06-05-06-02 Horizontal Articulation

Buildings shall be designed to reduce apparent mass by dividing facades into a series of smaller components. No individual component shall have a length of more than 60 feet. Components shall be distinguished from one another through two or more of the following:

1. Variations in roof form and parapet heights;
2. Pronounced recesses and projections;
3. Distinct changes in texture and color of wall surfaces;
4. Ground level arcades and second floor galleries/balconies;



Fig. 3-26-Y: Appropriate transition in building height and mass

5. Protected and recessed entries; and
6. Vertical accents or focal points.

3-26-06-05-06-03

Relationship to Surrounding Development

1. New developments that two stories or taller than adjacent existing development shall provide a development transition using an appropriate combination of the following techniques designed to achieve height and mass compatibility with the lower-scaled adjacent development:
 2. Wrapping the ground floor with a building element or integrated architectural feature (e.g., pedestrian arcade) that is the same height as the adjacent structure; or
 3. Graduating building height and mass in the form of building step-backs or other techniques so that new structures have a comparable scale with existing structures; or
 4. Orienting porches, balconies, and other outdoor living spaces away from the shared property line to protect the privacy of adjacent residents where applicable.



3-26-06-05-06-04

Entrances and Pedestrian Areas

1. Primary entries and pedestrian frontages shall be clearly visible from the street and accentuated from the overall building facade by:
 2. Differentiated roof, awning, or portico;
 3. Covered walkways or arcades;
 4. Projecting or recessed entries from the surrounding building facade;
5. Detailed doors and doorways with transoms, sidelights, trim details, and/or framing; and
6. Windows within doorways equivalent in size to 50 percent of door surface area.
7. Secondary entrances shall have minor architectural detailing that adds visual interest to that portion of the façade.



Fig. 3-26-Z Entrance design

3-26-06-05-06-05 Roofs**3-26-06-05-06-05-01 *Roofline Articulation***

Variations in roof lines shall be used to add interest and reduce the scale of large buildings. Roof features shall complement the character of the overall development.

3-26-06-05-06-05-02 *Flat Roofs*

Flat roofs shall include parapets that adhere to articulation requirements for the main face of the structure. The average height of the parapet shall not exceed 15 percent of the height of the supporting wall, unless rooftop equipment cannot be sufficiently screened. A three-dimensional cornice treatment is encouraged for parapets. Parapets shall look complete from all sides if visible at any distance from the ground.

3-26-06-05-06-05-03 *Roof Materials*

1. Asphalt shingles, industry-approved synthetic shingles, standing seam metal or tile roofs are allowed.
2. Wood shingles are prohibited. Corrugated metal, tar paper, and brightly-colored asphalt shingles may be permitted by the [Community and Economic Development Planning](#) Director where they will not be visible from a roadway, public park, or residential district or use.

3-26-06-05-06-06 *Awnings, Canopies, Arcades, and Overhangs*

Structural awnings are encouraged at the ground level to enhance the articulation of the building and provide shade.

1. The material of awnings and canopies shall complement the building.
2. Awnings shall not be internally illuminated.
3. Canopies shall not exceed 40 linear feet without a break.
4. Awnings shall not extend more than five feet over the sidewalk, unless otherwise approved by the [Community and Economic Development Planning](#) Director, up to a maximum of 10 feet, and are in keeping with the architectural style of the building.
5. Canopies shall respect the placement of street trees and lighting and shall not interfere with them.
6. All large canopies that require structural columns for support shall have a minimum six-foot masonry (or other approved material) finish measured from the finished grade. Materials used on columns and canopies shall be complementary to the building.

3-26-06-05-07 RESIDENTIAL COMPATIBILITY STANDARDS**3-26-06-05-07-01 Applicability**

The residential compatibility standards in this subsection apply when nonresidential or mixed-use development is proposed adjacent to lots used by or zoned for detached or attached single-family structures in a residential district.

3-26-06-05-07-02 Use Limitations

Where these compatibility standards apply, the following uses or features shall be prohibited as principal or accessory uses:

1. Public address/loudspeaker systems;
2. Outdoor storage; and
3. Uses providing delivery services via large tractor trailers (not including package delivery services).

3-26-06-05-07-03 Off-Street Parking Location

1. Off-street parking shall be established in one or more of the locations listed below. The locations are listed in priority order; the applicant shall select the highest feasible location from this list, and shall demonstrate why that application was selected over other alternative locations.
2. Adjacent to off-street parking lots serving nonresidential uses on abutting lots;
3. Adjacent to lot lines abutting nonresidential development;
4. Adjacent to lot lines abutting mixed-use development;
5. Behind the building;
6. In front of the building; or
7. Adjacent to lot lines abutting residential uses.
8. In cases where an off-street parking lot serving a nonresidential use is located on an abutting lot, connection between the two parking areas via a cross-accessway with a minimum width of 12 feet and a maximum width of 24 feet is strongly encouraged. A cross-access easement shall be recorded.

3-26-06-05-07-04 Relationship to Surrounding Uses

1. Multi-building developments shall be configured to locate the tallest and largest structures within the core of the site and provide a gradual decrease in building height and mass towards adjacent residential land uses as required by Section 3-26-06-05-07-03, *Relationship to Surrounding Development*.



Fig. 3-26-AA: Gradual decrease in building height and mass towards adjacent residential uses

2. Horizontally integrated mixed-use developments shall locate nonresidential uses away from lots in adjacent residential areas.
3. Medium to high density housing shall be incorporated to the maximum extent feasible both within and around the development to facilitate connections between residential and non-residential uses.
4. Nonresidential structures taller or larger than adjacent residential uses shall be broken up into modules or wings with the smaller or shorter portions of the structure located adjacent to residential uses.

3-26-06-05-07-05

Facade Configuration

1. Service functions like refuse collection, incidental storage, and similar functions shall be integrated into the architecture of the building unless an alternate location places these functions farther from adjacent residential uses.
2. Windows shall be arranged to avoid direct lines-of-sight into abutting residential uses.
3. Multi-story structures with balconies, patios, or other public gathering spaces more than 24 feet above grade shall orient these features to avoid direct views into lots in low- and medium-density residential districts.

3-26-06-05-07-06

Landscaping/Screening

1. Screening shall not interfere with public sidewalks, vehicular cross-accessways, or improved pedestrian connections.
2. Any parking designated for trucks, recreational vehicles and other large vehicles shall be placed in a location which is not adjacent to either any street or to any residentially zoned property.

3-26-06-05-07-07

Operation

1. Nonresidential uses with outdoor components (e.g., outdoor dining, performance venues) located adjacent to lots in a residential district shall curtail outdoor activities by 10:00 pm.
2. Loading or unloading activities shall take place only between the hours of 7:00 am and 11:00 pm.
3. Alternate hours of activities may be approved through the conditional use permit process.

3-26-06-05-07-08

Sustainable Development Practices

To the maximum extent practicable, new buildings are encouraged to incorporate one or more of the following features:

1. Opportunities for the integration of renewable energy features in the design of buildings or sites, such as: solar, wind, geothermal, biomass, or low-impact hydro sources;
2. Energy-efficient materials, including recycled materials that meet the requirements of these regulations;
3. Materials that are produced from renewable resources;
4. Low-Impact Development (LID) stormwater management features;
5. A green roof, such as a vegetated roof, or a cool roof;
6. Materials and design meeting the U.S. Green Building Council’s LEED-NC certification requirements; or
7. A greywater recycling system.



Fig. 3-26-BB: LID stormwater management feature

3-27 CONSERVATION DISTRICT (CO)

3-27-01 PURPOSE

The purpose of the Conservation District is to encourage the preservation of environmentally sensitive areas from development. These areas may be of exceptional agricultural or environmental value, or are hazardous to develop. Areas eligible for

designation include farm or ranch land, wildlife habitat, view corridors or important view areas, lands with historic or archeological value, contaminated areas, areas subject to flooding, or areas, if developed, that should be developed in an environmentally sensitive manner in order to provide an ample supply of open space, protect natural features and processes, provide active and passive recreational opportunities, conserve agricultural resources, protect and enhance important wildlife corridors, and generally sustain a high quality natural environment.

Lands developed in the Conservation District shall be developed in a manner to preserve critical natural areas including trees and other natural features of a site, conserve important agricultural lands, and protect public health and safety.

3-27-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Conservation District, subject to review and approval of a building permit.

3-27-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in a Conservation District as noted above:

1. Farming, No structures
2. Nurseries, No structures
3. Ranching, No structures
4. Traditional Farming, No structures

3-27-02-02 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in a Conservation District as noted above:

1. Outdoor Public Uses, No structures (Excluding Cemeteries) *Adopted by the BoCC on December 13, 2010

3-27-03 PERMITTED ACCESSORY USES

In association with a principal permitted use, the following accessory uses are permitted, subject to building permit review and approval:

1. Agricultural Uses, Accessory, No structures
2. Institutional Uses, Accessory, No structures

3-27-04 PERMITTED CONDITIONAL USES

The following uses are permitted in a Conservation District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

3-27-04-01 PERMITTED CONDITIONAL AGRICULTURAL USES

The following conditional agricultural uses are permitted in a Conservation District as noted above:

1. Farming, with structures
2. Nurseries, with structures
3. Ranching, with structures

3-27-04-02 PERMITTED CONDITIONAL RESIDENTIAL USES

The following conditional residential uses are permitted in a Conservation District as noted above:

1. Single Family Dwelling

3-27-04-03 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in a Conservation District as noted above:

1. Outdoor Public Uses, with structures
2. Public Service

3-27-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional institutional uses are permitted in a Conservation District as noted above:

1. Major Energy Facility

3-27-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Conservation District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Conservation District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~ Community and Economic Development.

3-27-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section, or (2) determined to be permitted by the Director of ~~Planning and Development~~ Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-27-07 AREA AND HEIGHT STANDARDS

3-27-07-01 MINIMUM LOT SIZE REQUIREMENTS

There are no minimum lot size requirements in a Conservation District.

3-27-07-02 MINIMUM LOT WIDTH REQUIREMENTS

There are no minimum lot width requirements in a Conservation District.

3-27-07-03 LOT SETBACK AND DIMENSIONAL REQUIREMENTS

3-27-07-03-01 MINIMUM FRONT SETBACK

The minimum front setback for a structure in a Conservation District shall be thirty (30) feet.

3-27-07-03-02 MINIMUM SIDE CORNER SETBACK

The minimum side corner setback for a structure in a Conservation District shall be thirty (30) feet.

3-27-07-03-03 MINIMUM SIDE SETBACK

The minimum side setback for a structure in a Conservation District shall be twenty (20) feet.

3-27-07-03-04 MINIMUM REAR SETBACK

The minimum rear setback for a structure in a Conservation District shall be twenty (20) feet.

3-27-07-03-05 MINIMUM ARTERIAL SETBACK

The minimum setback for all structures in a Conservation District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from a collector or local road right-of-way shall be fifty (30) feet. Variations may be permitted if full right-of-way has already been acquired by the County for a section line..

3-27-07-04 MAXIMUM HEIGHT

The height of a structure in a Conservation District shall be established by Conditional Use Permit.

3-27-08 RELATIONSHIP TO PERFORMANCE STANDARDS

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in the Conservation District unless inconsistent with a provision contained in Section 3-26, in which case the specific standard or requirement contained in Section 3-26 shall apply.

3-28 PUBLIC LANDS, PARKS, OPEN SPACE, AND FACILITIES DISTRICT (PL)

3-28-01 PURPOSE

The purpose of the Public Lands, Parks, Open Space, and Facilities District is to protect established public lands and to provide an area in the County for location of parks, public open space, government buildings and facilities, schools and school grounds, quasi-public buildings and facilities, and related open space.

3-28-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Public Lands, Parks, Open Space, and Facilities District, subject to building permit review and approval.

3-28-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in a Public Lands, Parks, Open Space, and Facilities District as noted above:

1. Farming
2. Nurseries
3. Ranching
4. Traditional Farming

3-28-02-02 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in a Public Lands, Parks, Open Space, and Facilities District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Outdoor Public Uses (Excluding Cemeteries) ***Adopted by the BoCC on December 13, 2010**
4. Public Services
5. Universities

3-28-03 PERMITTED ACCESSORY USES

In association with a principal permitted use, the following accessory uses are permitted, subject to building permit review and approval.

1. Agricultural Uses, Accessory
2. Institutional Uses, Accessory

3-28-04 PERMITTED CONDITIONAL USES

The following uses are permitted in a Public Lands, Parks, Open Space, and Facilities District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval:

3-28-04-01 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in a Public Lands, Parks, Open Space, and Facilities District as noted above:

1. Halfway House *Adopted by the BoCC on December 13, 2010
2. Jails and Prisons

3-28-04-02 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in a Public Lands, Parks, Open Space, and Facilities District as noted above:

1. Airports, Landing Strips and Heliports

3-28-05 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Public Lands, Parks, Open Space, and Facilities District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Public Lands, Parks, Open Space, and Facilities District, subject to the issuance of a Temporary Use Permit from the Director of ~~Planning and Development~~ Community and Economic Development.

3-28-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this Section, or (2) determined to be permitted by the Director of ~~Planning and Development~~ Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-28-07 AREA AND HEIGHT STANDARDS**3-28-07-01 MINIMUM LOT SIZE REQUIREMENTS**

There are no minimum lot size requirements in a Public Lands, Parks, Open Space, and Facilities District.

3-28-07-02 MINIMUM LOT WIDTH REQUIREMENTS

There are no minimum lot width requirements in a Public Lands, Parks, Open Space, and Facilities District.

3-28-07-03 LOT SETBACK AND DIMENSIONAL REQUIREMENTS**3-28-07-03-01 MINIMUM FRONT SETBACK**

The minimum front setback for a structure in a Public Lands, Parks, Open Space, and Facilities District shall be thirty (30) feet or the same as the minimum front setback requirement for the adjacent zone district, whichever is greater.

3-28-07-03-02 MINIMUM SIDE CORNER SETBACK

The minimum side corner setback for a structure in a Public Lands, Parks, Open Space, and Facilities District shall be thirty (30) feet or the same as the minimum side corner setback requirement for the adjacent zone district, whichever is greater.

3-28-07-03-03 MINIMUM SIDE SETBACK

The minimum side setback for a structure in a Public Lands, Parks, Open Space, and Facilities District shall be twenty (20) feet or the same as the minimum side setback requirement for the adjacent zone district, whichever is greater.

3-28-07-03-04 MINIMUM REAR SETBACK

The minimum rear setback for a structure in a Public Lands, Parks, Open Space, and Facilities District shall be twenty (20) feet or the same as the minimum rear setback requirement for the adjacent zone district, whichever is greater.

3-28-07-03-05 **MINIMUM ARTERIAL SETBACK**

The minimum setback for all structures in a Public Lands, Parks, Open Space, and Facilities District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. Variations may be permitted if full right-of-way has already been acquired by the County for section lines.

3-28-07-04 **MAXIMUM HEIGHT**

3-28-07-04-01 **PRINCIPAL STRUCTURE**

The maximum height of a principal structure in a Public Lands, Parks, Open Space, and Facilities District shall be thirty-five (35) feet or the same as the maximum height requirement for a principal structure in the adjacent zone district, whichever is less.

3-28-07-04-02 **ACCESSORY BUILDINGS**

The maximum height of accessory buildings in a Public Lands, Parks, Open Space, and Facilities District shall be twenty (20) feet or the same as the maximum height requirement for accessory buildings in the adjacent zone district, whichever is less.

3-28-08 **RELATIONSHIP TO PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in the Public Lands, Parks, Open Space, and Facilities District unless inconsistent with a provision contained in Section 3-28, in which case the specific standard or requirement contained in Section 3-28 shall apply.

3-29 PLANNED UNIT DEVELOPMENT (P.U.D.)**3-29-01 GENERAL PROVISIONS**

In accordance with the Planned Unit Development Act of 1972, the objective of a Planned Unit Development is to establish an area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restriction to the existing land use regulations.

The purpose and objective of a Planned Unit Development (P.U.D.) is to encourage the development of land as a single unit. A P.U.D. allows greater flexibility in the design of a development, more variety and diversification in the relationships between buildings, open spaces and uses, and conservation and retention of historical and natural topographic features while meeting the goals, policies and objectives of the comprehensive plan.

3-29-02 MINIMUM REQUIREMENTS

A P.U.D. is a form of a customized zone district. The P.U.D. Documents as approved by the Board of County Commissioners may waive or modify specifications, standards and requirements of the Adams County Standards and Regulations such as site area, density, setbacks, height restrictions, improvement standards and related requirements that would be otherwise applicable to a particular zone district or land use, if such waiver or modification furthers the objectives of these P.U.D. regulations.

3-29-02-01 MINIMUM SITE AREA

The minimum site area within a P.U.D. shall be one (1) acre.

3-29-02-02 PERMITTED PRINCIPAL, ACCESSORY, CONDITIONAL, SPECIAL AND PROHIBITED USES

All uses that are in general conformity with the Adams County Comprehensive Plan including, but not limited to the contemplated density or intensity of land use, and compatible with the site's physical and environmental characteristics may be allowed within the P.U.D. The proposed land uses shall be compatible or designed to mitigate externalities with the existing, allowed or conditional land uses adjacent to the proposed development. The P.U.D document for the specific

development shall establish the permitted uses. The uses shall be specifically defined and approved as part of the P.U.D.

3-29-02-03 MINIMUM LOT SIZE REQUIREMENTS

The minimum lot size shall be established by P.U.D.

3-29-02-04 MINIMUM LOT WIDTH REQUIREMENTS

The minimum lot width shall be established by P.U.D.

3-29-02-05 MINIMUM SETBACKS

The minimum required setbacks shall be established by P.U.D.

3-29-02-06 MAXIMUM HEIGHT

The maximum height of structures shall be established by P.U.D.

3-29-03 GENERAL SITE DESIGN STANDARDS

The following general site design standards shall be met by all P.U.D.s.

3-29-03-01 SUPERIOR DESIGN

3-29-03-01-01 *USE OF FLEXIBILITY TO IMPROVE DESIGN*

Accomplish, by flexible and varied design, a planned development that is as good or better than one resulting from the traditional lot-by-lot development, with total net improvement to be gained by combinations and options of: placement, type and bulk of building structures, coordinated open space, recreation facilities, other public facilities (such as walkways), controlled circulation, conservation of natural features, decreased water and air pollution, aesthetic features, harmonious design and similar elements.

3-29-03-01-02 *REDUCE IMPACT TO PUBLIC INFRASTRUCTURE AND SERVICES*

Avoid an overburden on the present or planned projected capacity of public utilities, services and roads, as compared to one which would be required by lot-by-lot development of the underlying land use district.

3-29-03-01-03 *COMPATIBLE WITH ADJACENT USES*

The perimeter of the project shall be compatible or designed to mitigate externalities with the land use of adjacent properties. Compatibility includes, but is not limited to, size, scale, intensity of land use, off-site impacts, mass, and architectural design.

3-29-03-01-04 *SCREENING REQUIRED*

Improvements on the site shall be sight-screened with adequate landscaping so as to provide a compatible visual effect as seen from the adjoining properties.

3-29-03-02 *ROADS*

3-29-03-02-01 *PUBLIC ROADS REQUIRED*

All roads shall be public roads and the configuration and design of such facilities shall be consistent with Adams County Road Construction Standards (Chapter 8). Private roads within the P.U.D. may be approved by the County only if the following criteria are met:

1. Physical limitations of the site preclude the possibility of future linkage with existing public roads or proposed public roads which are part of the County's adopted transportation plan;
2. The proposed road design, pedestrian access and layout represents a superior design which meets the objectives of the Adams County standards;
3. A direct and tangible public benefit will accrue from the proposed street design; and
4. The developer includes a maintenance agreement including, but not limited to snow removal and road repairs, which will be recorded against the property.

3-29-03-02-02 *CONNECTIONS TO OFF-SITE ROADS*

Connections to existing off-site roads abutting the subject property shall be required where practicable, except through critical areas and/or their buffers.

3-29-03-03 PEDESTRIAN AND BICYCLE AMENITIES

3-29-03-03-01 PEDESTRIAN AND BICYCLE ACCESS TO SITE

Pedestrian and bicycle access onto the site shall be maximized in all proposed projects. This may be accommodated through the provision of on-site walkways, trails, paths or sidewalks, and bike lanes originating at the property boundary.

3-29-03-03-02 INTERNAL PEDESTRIAN AND BICYCLE CIRCULATION

Internal pedestrian and bicycle circulation shall be facilitated through appropriately sealed walkways, paths, trails or sidewalks, and bike lanes. Special emphasis shall be placed on providing pedestrian and bicycle access to proposed recreational and/or open space areas and/or transit facilities.

3-29-03-04 PARKING

All provisions for vehicle parking shall be in designated parking areas and shall meet the minimum parking criteria contained within the P.U.D.

3-29-03-05 OPEN SPACE

3-29-03-05-01 ACCEPTABLE OPEN SPACE

No open area may be accepted as common open space within a planned unit development unless it meets the following requirements:

1. The location, size and character of the common open space is suitable for the planned unit development; and
2. The common open space is for preservation of natural flora and fauna, amenity or recreational purposes, and the uses authorized are appropriate to the scale and character of the planned unit development, considering its size, density, expected population, topography and the number and type of dwellings provided.

3-29-03-05-02 IMPROVEMENT OF OPEN SPACE

Common open space will be suitably improved for its intended use, except for common open space containing natural features worthy of preservation may be left unimproved. The buildings, structures and improvements to be permitted in the common open space are those appropriate to the uses authorized for the common open space.

3-29-03-05-03 USE OF OPEN SPACE

At least twenty-five percent (25%) of the minimum required open space shall be designated for active recreation purposes, and no more than fifty percent (50%) shall be so utilized, in order to preserve a reasonable proportion of natural areas on the site. The purposes for which open space areas are proposed shall be documented.

3-29-03-05-04 CONCENTRATION OF OPEN SPACE

Where practical, open space shall be concentrated in large usable areas.

3-29-03-05-05 CONTIGUITY OF OPEN SPACE

Where possible, open space shall connect to adjacent off-site open space areas and designated greenways.

3-29-03-05-06 PERCENTAGE OF OPEN SPACE REQUIRED

A minimum of 30% Open Space shall be required in all P.U.D.s or as determined by the Board of County Commissioners.

3-29-03-05-07 PRIORITIZATION OF OPEN SPACE TYPES

The following list represents the relative desirability of different types of open space, and should be used as the basis for determining the optimum location for open space areas within a proposed P.U.D.

1. Critical areas including riparian areas and floodplain.
2. Pastures and farmland currently or traditionally used for agriculture.
3. Trails and greenways.
4. Significant stands of trees.
5. Mature vegetation on ridgelines.
6. Former solid and/or hazardous waste disposal sites.

3-29-03-05-08 CALCULATION OF OPEN SPACE AREA

The calculation of open space area shall include all common public or privately held open space areas, all provisions for the right-of-way for public roads and the easement width for private roads, storm water facilities, recreational areas, trails and greenways. Individual private residential or commercial lot areas shall not be included in the open space

calculation unless the open space areas located on private lots are subject to open space easements and restrictions.

3-29-03-05-09 OWNERSHIP OF OPEN SPACE

Land shown in the final development plan as common open space, and landscaping and/or planting contained therein, shall be permanently maintained by and conveyed to one of the following:

1. An association of owners shall be formed and continued for the purpose of maintaining the common open space. The association shall be created as an association of owners under the laws of the state and shall adopt and propose articles of incorporation or association and bylaws, and adopt and improve a declaration of covenants and restrictions on the common open space acceptable to the County in providing for the continuing care of the space. No common open space may be put to a use not specified in the final P.U.D. unless the final P.U.D. is first amended to permit the use. No change of use may be considered as a waiver of any of the covenants limiting the use of common open space areas, and all rights to enforce these covenants against any use permitted are expressly reserved to the County, as well as the owners.
2. A public agency, which agrees to maintain the common open space and any buildings, structures or other improvements, which have been placed on it.

3-29-03-05-10 MAINTENANCE OF OPEN SPACE

A maintenance plan shall be submitted and approved as part of the P.U.D. process. The maintenance plan shall meet the landscape and open space maintenance requirements contained in Chapter 4.

3-29-03-06 CLUSTER DEVELOPMENT AND TRANSFER OF DEVELOPMENT RIGHTS STANDARDS

The following section outlines cluster development standards, designation of sending areas, designation of receiving areas, zoning requirements for receiving sites, and procedures for obtaining transferred development rights.

3-29-03-06-01 CLUSTER DEVELOPMENT STANDARDS

Clustering of lots may occur in areas designated as Agriculture or Residential Estate on the Future Land Use Map of the Comprehensive Plan. The following standards shall be adhered to in submittal of a cluster development as a P.U.D. application:

1. In order to be eligible for additional density from clustering, a property owner must apply for and receive approval for a Planned Unit Development (P.U.D.) on the parcel.
2. All provisions of Section 3-38 shall apply to a P.U.D.
3. Uses approved as part of the P.U.D. shall be limited to those uses consistent with the RE, A-1, or A-2 Zone Districts.
4. The maximum increase in the allowable number of residential units on a clustering site is 100.
5. The number of additional units allowed on a clustering site shall be calculated as follows:
 - a. The number of dwelling units permitted on a site shall not exceed one unit per 17.5 acres. For example, if a property consists of 350 acres, ten (10) dwelling units would be permitted in the A-3 Zone District. Clustering of lots would permit a maximum number of twenty (20) units on the site. The twenty (20) units would have a maximum lot size of five (5) acres, constituting a total development area of one hundred (100) acres. The remaining two-hundred-fifty (250) acres would be placed into a Conservation Easement.
 - b. The maximum lot size shall be limited to five (5) acres and the applicant shall endeavor to develop smaller lot sizes, not less than two-and-one-half (2.5) acres considering the requirements for a 300-year water supply.
 - c. All section line roads shall be constructed in accordance with the Adams County Transportation Plan.
 - d. All interior roads shall be constructed to County standards and paved, if required.
 - e. Additional development rights shall be granted upon approval of the Final Development Plan (P.U.D.) by the Board of County Commissioners upon conveyance of a Conservation Easement (in a form acceptable to the County) to the County or a land trust recognized by Great Outdoors Colorado as an independent third party and is certified by the National Land Trust Alliance. All conservation easements shall be granted in perpetuity.
 - f. The Conservation Easement, which defines the limitation on the development of the sending site, including the number of development rights severed from said parcel, shall be recorded in the real property records for the sending site at the Office of the Adams County Clerk and Recorder. The sending area shall also be included in the rezoning of the property to P.U.D.

3-29-03-06-02 DESIGNATION OF SENDING AREAS

The sending areas to be preserved and protected through the application of these regulations are shown on the attached Transfer of Development Rights Map in the Comprehensive Plan with one of the following designations.

1. Designated Sending Areas:
 - a. Airport Influence Zone: Includes the noise overlay for Denver International Airport and the Airport Influence Zone surrounding the Front Range Airport;
 - b. Important Farmlands: Includes farmlands of national or state importance and ranches and grazing lands of local or regional importance. The areas are based on geographic data from the 1999 Metro Vision Open Space Plan (DRCOG);
 - c. Natural Resource Conservation Overlay: Includes mapped floodplains in the western area of the County and areas east of the Barr Lake Buffer Zone;
 - d. Barr Lake/South Platte River: Includes the floodplain and important habitat area around the South Platte River as well as the Barr Lake Buffer Zone.

All sending areas are restricted to land west of Yellowjacket Mile Road (west of Range 61 West). The sending area ratios for transferring development rights shall be as follows:

2. Sending Area Ratios:
 - a. Airport Influence Zone – 5:1
 - b. Important Farmlands – 10:1
 - c. Natural Resource Conservation Overlay – 15:1
 - d. Barr Lake/South Platte River – 25:1

3-29-03-06-03 DESIGNATION OF RECEIVING AREAS

Receiving areas are shown on the Transfer of Development Rights Map in the Comprehensive Plan ~~and include areas in townships 1561, 1563, 1565, 1567, 1729, 1731, 1813, and 1815~~ and are not within a designated sending area. The receiving areas are generally described as follows:

1. The southern three (3) miles of the County around Bennett and Strasburg excluding the Front Range Airport influence zone, the incorporated areas of Bennett, and the Natural Resource Conservation Overlay areas;
2. Areas east of the northern noise overlay zone for the Denver International Airport from 120th Avenue to 168th Avenue to Schumaker Mile Road., which excludes the floodplain area of Box Elder Creek;

3. Areas one-half (1/2) mile north and south of 144th Avenue from Schumaker Mile Road to Strasburg Mile Road;
4. Areas one-half (1/2) mile north and south of 88th Avenue from Highway 79 to Strasburg Mile Road;
5. Areas one-half (1/2) mile east and west of Highway 79 from 48th Avenue to 144th Avenue; and
6. Areas one-half (1/2) mile east and west of Strasburg Mile Road from 48th Avenue to 144th Avenue.

3-29-03-06-04 ZONING REQUIREMENTS FOR RECEIVING SITES

1. In order to be eligible for additional density from development rights, a property owner must apply for and receive approval for a Planned Unit Development (P.U.D.) on the parcel.
2. All provisions of Section 3-37 shall apply to a P.U.D.
3. Uses approved as part of the P.U.D. shall be limited to those uses consistent with the RE, A-1, or A-2 Zone Districts.
4. The maximum increase in the allowable number of residential units on a receiving site is 200.
5. Receiving areas shall be a minimum of 160 acres for inclusion in the P.U.D. However, receiving areas may be as small as 40 acres provided the site is contiguous to rural residential development at densities of one (1) unit per ten (10) acres or greater or part of an Overall Development Plan.

3-29-03-06-05 PROCEDURE FOR OBTAINING TRANSFERRED DEVELOPMENT RIGHTS

1. Development rights may be transferred to an approved sending site only after the applicant obtains a Final Development Plan (P.U.D.) approval by the Board of County Commissioners.
2. The potential number of development rights available for transfer from a sending site is one (1) development right for each thirty-five (35) acres, fractions of development rights cannot be transferred, and if the remainder portion of a sending site is less than thirty-five (35) acres, no units could be built on the site. For example, a fifty (50) acre sending site could only transfer one unit and a residential unit could not be built on the sending site because the remainder portion would only be fifteen (15) acres, less than the required thirty-five (35) acres. However, if the remnant conservation area meets or exceeds 35 acres and is split by more than one sending area designation, the applicable different ratios may be applied to the remnant parcel. For example, a fifty (50) acre sending site split into twenty-five (25) acres of Important Farmland (10:1) and twenty-five (25)

acres of Natural Resource Conservation Overlay (15:1) would receive a credit as follow:

Important Farmland: $25 \text{ acres}/50 \text{ acres} = 50\%$ at 10:1 = 5 units

National Resource Conservation Overlay: $25 \text{ acres}/50 \text{ acres} = 50\%$ at 15:1 = 7.5 units

Total Units = 12.5 (no rounding up permitted) for a total unit credit of 12.

3. Additional development rights shall be granted upon approval of the Final Development Plan (P.U.D.) by the Board of County Commissioners and upon conveyance of a Conservation Easement (in a form acceptable to the County) to the County or a land trust recognized by Great Outdoors Colorado as an independent third party and is certified by the National Land Trust Alliance. All conservation easements shall be granted in perpetuity.
4. The Conservation Easement, which defines the limitation on the development of the sending site, including the number of development rights severed from said parcel, shall be recorded in the real property records for the sending site at the Office of the Adams County Clerk and Recorder. The sending area shall also be included in the rezoning of the property to P.U.D.
5. Adams County shall not issue a building permit for a residential unit unless there are sufficient development rights attached to the property.

3-30 AVIATION (AV)

3-30-01 PURPOSE

This section is intended to provide for non-residential land uses associated with aviation operations while minimizing risks to public safety and hazards to aviation users including those employed at public aviation facilities.

3-30-02 BOUNDARIES

The boundaries of the Aviation District shall, at a minimum, encompass runways, clear zones, aprons, aviation related structures including terminals and hangars, and other aviation-related services and support facilities as depicted on the approved Airport Layout Plan. Minimum areas to be included within the Aviation District are illustrated in Figure 3-1. The size of the area may vary according to the type of aviation facility. The Board of County Commissioners, following a review and recommendation for action by the Planning Commission, establishes the official boundary of the Aviation District at the time the aviation facility is zoned. Changes in the size of the Aviation District are reviewed through the Zone Map Amendment process.

3-30-03 PERMITTED PRINCIPAL USES

The following uses are permitted uses in an Aviation District, subject to the plans, terms, and conditions of the Airport Layout Plan and subject to building permit review and approval:

1. Air cargo terminals and freight forwarding facilities
2. Air passenger terminal buildings, hangars, and air traffic control facilities
3. Aircraft sales, repair, service, storage
4. Aviation related manufacturing and distribution uses
5. Farming, no structures
6. Flight kitchens and related facilities
7. Ground transportation facilities such as taxi and bus terminals
8. Noise and weather monitoring devices, navigational aids
9. Outside storage of non-hazardous materials not to exceed 10% of the building area

10. Parking areas for employees and passengers
11. Public and quasi-governmental buildings, structures, and uses essential to the operations including fire stations, pump stations, water tanks, and public utility facilities
12. Ranching, no structures
13. Retail and personal service outlets catering to aviation passengers and employees
14. Runways, taxiways, take off and landing areas, aprons, clear zones, and; aircraft tie-down areas
15. Snack shops, restaurants, and lounges for airport clientele
16. Support facilities essential for aviation operations such as fuel storage, hangar use, and associated offices
17. Training schools relating to aircraft operations and service work
18. Underground fuel tanks
19. Traditional Farming, No structures

3-30-04 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in this section; (2) determined to be permitted by the Director of ~~Planning and Development~~ Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, or (3) permitted by the Airport Layout Plan established for the particular lot(s) in question, are prohibited.

3-30-05 AREA AND HEIGHT STANDARDS

3-30-05-01 MINIMUM LOT SIZE REQUIREMENTS

Established by the Airport Layout Plan.

3-30-05-02 SETBACK FOR STRUCTURES, RUNWAYS, TAXIWAYS, TAKE OFF AND LANDING AREAS**3-30-05-02-01 SETBACK FROM PROPERTY LINES FOR AIRPORT RUNWAYS, TAXIWAYS, AND RELATED FACILITIES**

The setback for airport runways, taxiways, and related facilities in an Aviation District shall be seven hundred (700) feet from centerline of the runway or taxiway.

3-30-05-02-02 SETBACK FOR HELICOPTER TAKE OFF AND LANDING AREAS

The setback for helicopter take off and landing areas in an Aviation District shall be three hundred (300) feet.

3-30-05-02-03 SETBACK TO NEAREST RESIDENTIAL USES AND STRUCTURES

The setback from airport runways, taxiways, and related facilities to the nearest residential uses and structures in an Aviation District shall be seventeen hundred (1,700) feet from the centerline of the runway or taxiway. The setback from helicopter take off and landing areas to the nearest residential uses and structures in an Aviation District shall be thirteen hundred (1,300) feet from the take off and landing areas.

3-30-05-02-04 MINIMUM FRONT SETBACK

The minimum front setback for structures in an Aviation District shall be established by a P.U.D.

3-30-05-02-05 MINIMUM SIDE CORNER SETBACK

The minimum side corner setback for structures in an Aviation District shall be established by a P.U.D.

3-30-05-02-06 MINIMUM SIDE SETBACK

The minimum side setback for structures in an Aviation District shall be established by a P.U.D.

3-30-05-02-07 MINIMUM REAR SETBACK

The minimum rear setback for structures in an Aviation District shall be established by a P.U.D.

3-30-05-02-08 *MINIMUM ARTERIAL SETBACK*

The minimum setback for all structures in an Aviation District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet, or as otherwise established by a P.U.D. Variations may be permitted if full right-of-way has already been acquired by the County for section lines.

3-30-05-02-09 *MAXIMUM HEIGHT*

The maximum height of structures in an Aviation District shall be one hundred (100) feet or as restricted by FAA requirements. Air Traffic Control Towers and Navigation Aids are subject to FAA requirements.

3-30-05-03 *GENERAL SITE DESIGN AND PERFORMANCE STANDARDS*

The following general site design and performance standards shall be met by all uses within an Aviation District.

3-30-05-03-01 *MANUFACTURING AND DISTRIBUTION FACILITIES*

No manufacturing or distribution operation shall:

1. Conduct an activity that involves the generation or storage of animal, vegetable, or other wastes, which attract insects, rodents, or birds, or otherwise create a hazard to aircraft operations.
2. Conduct an activity, which emits smoke, fly ash, dust, vapor, gases, or other forms of air pollution, which would interfere with the safe operation of aircraft, or may conflict with present or planned operations of the airport.
3. Conduct an activity, which involves water impoundments, solid waste disposal, or other uses, which attract birds or other animal species, which may present a hazard to aircraft operations.
4. Conduct an activity, which emits glaring light or employs highly reflective surfaces, which interfere with a pilot's ability to locate runways or landing pads.
5. Conduct an activity, which creates electronic interference with communications among aviators and ground control personnel.

3-30-05-03-02 ACCESSORY STORAGE

3-30-05-03-02-01 Enclosed

Accessory storage shall be enclosed and concealed by a six (6) foot to eight (8) foot-closed fence to prevent views of the interior.

3-30-05-03-02-02 Screening Materials

Screen fencing shall be maintained in an attractive condition. Fencing material shall be approved in advance by the Director of ~~Planning and Development~~Community and Economic Development.

3-30-05-03-02-03 Height of Storage Materials

Outside storage shall not exceed the height of the fence, except for operable vehicles, trailers, and other equipment designed to be towed or lifted as a single component.

3-30-05-03-03 FENCING

A perimeter fence sixty (60) inches or taller shall be erected to surround the Aviation District area.

3-30-06 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Aviation District.

3-31 DENVER INTERNATIONAL AIRPORT (DIA)**3-31-01 PURPOSE**

This section is intended to provide for non-residential land uses associated with aviation operations, roadways, or passive uses while minimizing risks to public safety and hazards to aviation users including those employed at public aviation facilities. The uses and standards established and enforced in the DIA District are enumerated below and in Article IV of the Intergovernmental Agreement on the New Airport.

3-31-02 BOUNDARIES

The boundaries of the DIA District are limited to those areas described in Exhibit ‘A’ in Article IV entitled “Annexation and Land Acquisition”, A Part of the Adams County/Denver Intergovernmental Agreement on a new Airport signed and dated April 21, 1988.

3-31-03 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a DIA District, subject to building permit review and approval:

1. Easements to permit public rights-of-way for roads and trails
2. Farming, No structures
3. Installation, operation, or maintenance of aviation-related weather reporting equipment
4. Installation, operation, or maintenance of navigation or other aids used by aircraft for landing at or taking off from the New Airport
5. Installation, operation, or maintenance of noise monitoring equipment
6. Installation, operation, or maintenance of other equipment required by the FAA for the safe operation of the New Airport
7. Passive uses, including utilities
8. Ranching, No structures
9. Traditional Farming, No structures

3-31-04 GENERAL SITE DESIGN AND PERFORMANCE STANDARDS

The following general site design and performance standards shall be met by all uses within the DIA District.

3-31-04-01 ROAD AND TRAILS

No road or trail may be closer than twenty-seven hundred (2,700) feet from the end of any runway.

3-31-04-02 INTERFERENCE OF USE

Uses may not interfere with airport operations, nor interfere with aerial approaches.

3-32 AIRPORT HEIGHT OVERLAY (AHO)**3-32-01 PURPOSE**

The Airport Height Overlay is intended to provide for protection of residential and non-residential land uses in areas which may be subjected to frequent overflights by aircraft flying low to the ground upon an approach to landing, upon takeoff, or operating in a traffic pattern at an aviation facility. Within this area, the hazards of natural and man-made objects may create severe hazards to aviation and must be regulated accordingly.

3-32-02 BOUNDARIES

The Airport Height Overlay area includes all land where the height of structures, or natural features may obstruct or otherwise influence aviation activities. The extent of this area is determined by applying the standards and criteria listed in Title 14 of the Code of Federal Regulations, Subchapter E, F.A.R. Part 77 entitled “Objects Affecting Navigable Airspace”. Figure 3-2 illustrates how the geographic extent of the navigable airspace is determined. The geographic extent of the Airport Height Overlay for each aviation facility affecting Adams County is drawn to the nearest quarter-section of land lying outside the Airport Height Overlay as illustrated on the Adams County Zoning Map.

3-32-03 PERMITTED USES

All uses permitted by the underlying zone as permitted uses or conditional uses are permitted in the Airport Height Overlay unless specifically prohibited, subject to building permit review and approval.

3-32-04 GENERAL SITE DESIGN AND PERFORMANCE STANDARDS

The following general site design and performance standards shall be met by all uses within an Airport Height Overlay District.

3-32-04-01 PROPOSED DEVELOPMENT TO COMPLETE AERONAUTICAL STUDY

Applicants requesting zone changes, conditional uses, temporary and special uses, certificates of designation, site plans, site specific development plans, and building permits must complete an FAA aeronautical study on obstructions to determine if the proposed development could be a hazard to air navigation. If no

hazard is determined, the proposed development may proceed, pending compliance with other County requirements. If a hazard to air navigation is found to exist by the FAA, then:

1. The applicant may alter the proposal in a manner which does not present a hazard to air navigation and may proceed subject to compliance with other County requirements; or
2. If alternative designs or locations do not pose compelling reasons to allow the use or structure within the Airport Height Overlay District, the County will prepare Findings of Fact, to be entered in the application record by the Director of ~~Planning and Development~~Community and Economic Development citing the reasons why the use is compatible with the intent of the Airport Height Overlay District. Factors to consider in these findings include the importance of services provided by the proposed facility to the community, and the compatibility of the proposed use with the airport layout plan, and the Adams County Comprehensive Plan. The Director of ~~Planning and Development~~Community and Economic Development or Manager of the pertinent aviation facility shall be notified of the denial.

3-32-04-02 PROPOSED DEVELOPMENT TO DOCUMENT ELEVATIONS

Applicants for development shall fully document site elevations in relation to the F.A.R. Part 77 height restrictions. Documentation of site elevations shall consist of a topographic map of the site showing contours for every five (5) feet of elevation change to illustrate the elevation above mean sea level; the location and height of any proposed buildings or structures, as well as natural features that impinge upon the Part 77 surfaces; and the elevation of the aviation facility affecting the applicant's property.

3-32-04-03 LANDOWNERS TO INSTALL MARKERS

Landowners may be required to install, operate, and maintain, at the owner's expense, such markers and lights which may be necessary to indicate to flyers the presence of a hazard which affects the aviation facility. This marking and lighting requirement may also extend to objects of natural growth (trees, primarily) on site.

3-32-04-04 AIRPORT MANAGER GIVE OPPORTUNITY TO REVIEW APPLICATIONS

Applications for zone changes, conditional uses, temporary and special uses, certificates of designation, site plans, and site specific development plans will be

forwarded to the director of the aviation facility(ies) for review and comment concerning the impact of the proposal on aviation operations.

3-32-04-05 EASEMENT REQUIRED TO OBTAIN BUILDING PERMIT

A signed and recorded avigation easement must be filed prior to issuance of a building permit.

3-32-05 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Airport Height Overlay District unless inconsistent with a provision contained in Section 3-32, in which case the specific standard or requirement contained in Section 3-32 shall apply.

3-33 AIRPORT INFLUENCE ZONE (AIZ)

3-33-01 PURPOSE

The Airport Influence Zone Overlay District is intended to provide areas within the County suitable for the economical development and safe operation of air carrier and/or general aviation airports for public use without adversely affecting the activities upon surrounding properties.

The Airport Influence Zone is also intended to provide for notice and disclosure of the airport location to owners of residential and non-residential properties in areas which may be subjected to aircraft activities of such duration and frequency which would constitute a nuisance to residential and other uses.

3-33-02 BOUNDARIES

The Airport Influence Zone includes all land impacted by the location of the Front Range Airport and the noise created by low-flying aircraft. The general boundaries of the Airport Influence Zone are as follows: 80th Avenue on the north, Interstate 70 (County line) on the south, Harback Mile Road on the east, and Hayesmount Mile Road on the west.

The Airport Influence Zone also contains two Restriction Areas, which further restrict the land uses within the overlay zone district. The geographic extent of the Airport Influence Zone and the Restriction Areas are delineated on the official Adams County Zoning Map.

3-33-03 PERMITTED USES

All uses permitted by the underlying zone are permitted in the Airport Influence Zone unless specifically prohibited or restricted by Restriction Area One or Restriction Area Two, subject to building permit review and approval.

3-33-04 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in the underlying zone district; or (2) determined to be permitted by the Director of ~~Planning and Development~~ Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

3-33-05 GENERAL SITE DESIGN AND PERFORMANCE STANDARDS

The following general site design and performance standards shall be met by all uses within an Airport Influence Zone Overlay District.

3-33-05-01 RESTRICTION AREA ONE

No structures designed for full or part-time occupation for residential, commercial, institutional, or industrial uses shall be permitted.

3-33-05-02 RESTRICTION AREA TWO

Prohibits the construction of residences, except existing residences may be occupied and new homes may be built on lots or parcels created prior to the adoption of the Airport Influence Zone, August 1, 1983 or on 35 acre parcels, which meet the requirements of the A-3 Zone District, regardless of creation date.

3-33-05-03 FEDERAL AVIATION ADMINISTRATION STANDARDS

All uses and building plans are subject to FAA Obstruction and Approach Zone Regulations (Part 77).

3-33-05-04 AFFIDAVIT REQUIRED TO OBTAIN SUBDIVISION OR BUILDING PERMIT

A signed “Aircraft Activity Covenant with Disclosure” must be filed prior to approval of a subdivision, if applicable, or the issuance of a building permit.

3-33-05-05 USES NOT TO INTERFERE WITH AVIATION

3-33-05-05-01 NO EMISSIONS

Uses must not produce steam, smoke, or otherwise pose a hazard to aviators.

3-33-05-05-02 NO GLARE

Uses must not emit glaring light or employ highly reflective surfaces which may impair the visibility of aviators, nor shall the use create interference with the electronic communication among aviators and ground control.

3-33-05-05-03 *NOT ATTRACTIVE TO WILDLIFE*

Uses must lack the potential of attracting birds and other wildlife species which may pose a hazard to flight operations.

3-33-06 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Noise Overlay District unless inconsistent with a provision contained in Section 3-33, in which case the specific standard or requirement contained in Section 3-33 shall apply.

3-34 AIRPORT NOISE OVERLAY (ANO)

3-34-01 PURPOSE

The Airport Noise Overlay is intended to provide for protection of residential and non-residential land uses in areas which may be subjected to noise levels of such duration and frequency which would constitute a nuisance to residential and other uses.

3-34-02 BOUNDARIES

The Airport Noise Overlay includes all land heavily impacted by the noise created by low-flying aircraft, and lying within the sixty (60) Ldn or greater noise contour area. The extent of this area is determined based upon the measurements of sound computed by the methods contained in Title 14 of the Code of Federal Regulations, Subchapter I, Federal Aviation Regulations (F.A.R., hereafter) Part 150, “Airport Noise Compatibility Planning”. These computations are based upon the fleet mix that forms the “worst case scenario” for the type and volume of aircraft activity proposed at full build-out of the facility. The geographic extent of the noise overlay for each aviation facility affecting Adams County is delineated on the official Adams County Zoning Map.

3-34-03 PERMITTED USES

All uses permitted by the underlying zone as permitted uses or conditional uses are permitted in the Airport Noise Overlay unless specifically prohibited, subject to building permit review and approval.

3-34-04 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in the underlying zone district; or (2) determined to be permitted by the Director of ~~Planning and Development~~ Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited. In addition, the following uses are specifically prohibited in an Airport Noise Overlay Zone:

1. Neighborhood Indoor Uses
2. Institutional Care
3. Universities

3-34-05 GENERAL SITE DESIGN AND PERFORMANCE STANDARDS

The following general site design and performance standards shall be met by all uses within an Airport Noise Overlay District.

3-34-05-01 RESIDENTIAL USES

3-34-05-01-01 NO NEW RESIDENTIAL ZONING

No residential rezoning shall be considered or approved.

3-34-05-01-02 EXISTING LOTS DEVELOPABLE

One single family dwelling may be constructed per lot in existence at the effective date of these standards and regulations, or as may be created per Article 28, Title 30, Section 101 (10) of the Colorado Revised Statutes, as amended.

3-34-05-01-03 EXISTING RESIDENTIAL USE NON-CONFORMING

Existing residential uses may continue, but shall be limited by the non-conforming use provisions of these standards and regulations.

3-34-05-01-04 APPROVED RESIDENTIAL USES

Residential uses allowed in accordance with an approved Site Specific Development Plan, or building permit effective at the time airport construction commences may be allowed if the use conforms with the performance standards listed below

3-34-05-01-05 NOISE REDUCTION REQUIRED

All newly established residential uses must incorporate noise level reduction measures sufficient to achieve an interior noise level of 45 dB on the A-weighted scale. Assurance that these measures have been incorporated into the structure is illustrated by submission of noise reduction plans certified by a registered professional engineer at the time of application for a building permit, and implemented prior to issuance of a Certificate of Occupancy.

3-34-05-02 AFFIDAVIT REQUIRED TO OBTAIN BUILDING PERMIT

A signed “Aircraft Activity Covenant with Disclosure” must be filed prior to issuance of a building permit.

3-34-05-03 COMMERCIAL AND INDUSTRIAL USES TO INCORPORATE NOISE REDUCTION

The portions of the commercial or industrial structures devoted to office uses, or occupied by members of the public must incorporate noise level reduction measures sufficient to achieve an interior noise level of 45 dB on the A-weighted scale. The noise reduction measures cited above are described in Chapter 35 of the Appendix of the Uniform Building Code, and as adopted by Adams County. Assurance that these measures have been incorporated into the structure is illustrated by submission of noise reduction plans certified by a registered professional engineer at the time of application for a building permit, and implemented prior to issuance of a Certificate of Occupancy.

3-34-05-04 USES NOT TO INTERFERE WITH AVIATION**3-34-05-04-01 NO EMISSIONS**

Uses must not produce steam, smoke, or otherwise pose a hazard to aviators.

3-34-05-04-02 NO GLARE

Uses must not emit glaring light or employ highly reflective surfaces which may impair the visibility of aviators, nor shall the use create interference with the electronic communication among aviators and ground control.

3-34-05-04-03 NOT ATTRACTIVE TO WILDLIFE

Uses must lack the potential of attracting birds and other wildlife species which may pose a hazard to flight operations.

3-34-06 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Noise Overlay District unless inconsistent with a provision contained in Section 3-33, in which case the specific standard or requirement contained in Section 3-33 shall apply.

3-35 FLAMMABLE GAS OVERLAY (FGO)**3-35-01 PURPOSE**

It is the purpose of the Flammable Gas Overlay District to establish reasonable and uniform limitations, safeguards, and controls over uses of land designated as and/or adjacent to an operating or former solid waste disposal site. Any building, excavation, construction, or other use proposed in this zone district shall require testing and/or mitigation related to flammable gas, as specified in this section, prior to obtaining a building permit and after receiving a certificate of occupancy. The requirements of this section are intended to assure the protection of life and property from such related hazards as flammable gas, gas migration, asphyxiation, and explosion.

3-35-02 LOCATION AND BOUNDARIES OF KNOWN FLAMMABLE GAS HAZARD AREA (SOLID WASTE DISPOSAL SITES)

Those areas identified in the report dated April 19, 1978 titled “Landfills in Which Methane Generation Has Been Documented”, prepared by Tri-County Health Department, as well as the surrounding property to within one thousand (1,000) feet are located within the Flammable Gas Overlay District. These areas are defined as:

1. Berkeley Village. The hazardous area is bounded by the Adams County line on the south and west, Clear Creek on the north, and the north-south line 500' east of the centerline of Tennyson Street. This area corresponds to No. 1 on the Zoning Restriction Map: Overlay Restriction Flammable Gas hereinafter called Zoning Restriction Map.
2. Adams County Landfill. The hazardous area is bounded beginning at the intersection of Federal Blvd. and the Denver Salt Lake Railroad Crossing tracks, thence 6375' east along the Denver Salt Lake Railroad tracks, thence north 1800', thence west 2250', thence south 1000', thence west 3350', thence north 200' to Clear Creek, thence west along Clear Creek to the centerline of Federal Blvd., thence south to the point of beginning. This area corresponds to No. 2 on the Zoning Restriction Map.
3. Adams County Landfill. The hazardous area is bounded beginning at Clear Creek 900' from the centerline of Federal Blvd., thence east along Clear Creek 3500', thence east 300', thence south 1700', thence west 3350', thence north 200' to the point of beginning. This area corresponds to No. 3 on the Zoning Restriction Map.
4. Property Improvements, Inc. The hazardous area is bounded by the area beginning at the point of intersection of West 62nd Avenue and Huron Street, thence north along Huron 2300', thence east 3300', thence south 3300',

thence west 2600' along West 60th Avenue, thence north 1000', thence west 700', to the point of beginning. This area corresponds to No. 4 on the Zoning Restriction Map.

5. Property Improvements, Inc. The hazardous area is bounded beginning at a point 900' east from the centerline of Pecos Street at Clear Creek, thence south 2300', thence east 250', thence south 650', thence east 1500', thence north 3350' along Huron Street, thence west 500' to Clear Creek, thence west 1400' along Clear Creek to the point of beginning. This area corresponds to No. 5 on the Zoning Restriction Map.
6. Landfill, Inc. The hazardous area is bounded beginning at a point at Clear Creek 150' west from the centerline of I-25, thence west along Clear Creek 4100', thence south 150', thence east 3300', thence south 650', thence east 300', thence north 2500' to the point of beginning. This area corresponds to No. 6 on the Zoning Restriction Map.
7. Western Paving. The hazardous area is bounded beginning at a point 900' east from the centerline of Pecos Street at Clear Creek, thence west along Clear Creek, thence south 1100', thence east 1750', thence north 2300' to the point of beginning. This area corresponds to No. 7 on the Zoning Restriction Map.
8. Fiore & Sons. The hazardous area is bounded by the area beginning at a point at the intersection of West 62nd Avenue and Huron, thence 700' east, thence 950' south, thence 1000' east on 60th Avenue, thence 1050' south, thence 2700' west, thence 1000' north, thence 1000' east, thence 950' north to the point of beginning. This area corresponds to No. 8 on the Zoning Restriction Map.
9. Property Improvements, Inc. The hazardous area is bounded by the area beginning at the intersection of the Brantner Ditch and East 144th Avenue, thence north 2300' along the Brantner Ditch, thence west 3000', thence south 2350', thence 1700' east to the Brantner Ditch, thence north 500' to the point of beginning. This area corresponds to No. 13 on the Zoning Restriction Map.
10. Eaton Industrial Subdivision. The hazardous area is bounded by the area beginning at a point 950' north of the intersection of 56th Avenue and Washington Street, thence 1250' east, thence 850' southeast, thence 950' south, thence 1750' southwest, thence 900' west of Washington Street, thence 1200' northwest, thence 1200' north of 56th Avenue, thence 1400' northeast to the point of beginning, excluding those areas within the City and County of Denver. This area corresponds to No. 15 on the Zoning Restriction Map.

3-35-03 UNKNOWN FLAMMABLE GAS HAZARD AREAS (SOLID WASTE DISPOSAL SITES)

The Flammable Gas Overlay District restrictions shall also apply to any site discovered to have been a solid waste disposal site or to any site which is located within one thousand (1,000) feet of a former solid waste disposal site.

3-35-04 REFERRALS OF PROPOSED CONSTRUCTION ON SOLID WASTE DISPOSAL SITE

Any proposal to construct or change the use of any lot which is or has been a solid waste disposal site shall be referred to the ~~Planning and Development~~Community and Economic Development Department, the applicable fire district, Tri-County Health Department, and the Colorado Department of Public Health and Environment* for review and comment.

3-35-05 REVIEW RESPONSIBILITIES

3-35-05-01 TRI-COUNTY HEALTH DEPARTMENT

Tri-County Health Department is primarily responsible for reviewing the plan for and the results of the flammable gas investigation for the site and reviewing the plans for flammable gas control systems and shall supply safety information related to construction on or within one thousand (1,000) feet of any solid waste disposal site.

3-35-05-02 APPLICABLE FIRE DISTRICT

The applicable fire district is primarily responsible for reviewing the building plans; reviewing the design, operation and maintenance plans for the flammable gas control system; and reviewing the emergency procedures for buildings constructed in the Flammable Gas Overlay District. All construction or excavation is subject to inspection by the applicable fire district.

3-35-05-03 ~~PLANNING AND DEVELOPMENT~~COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

The ~~Planning and Development~~Community and Economic Development Department is primarily responsible for reviewing the proposed land use. The ~~Planning and Development~~Community and Economic Development Department shall review and keep for record a final copy of the engineering design, the plan

for the flammable gas investigation and the plan for the flammable gas control system.

3-35-05-04 COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT*

The Colorado Department of Public Health and Environment is primarily responsible for reviewing and approving the plans in accordance with their rules and regulations.

***Adopted by the BoCC on December 13, 2010**

3-35-05-05 COMMENTS CONCERNING DEVELOPMENT PROPOSALS

The ~~Planning and Development~~Community and Economic Development Department, Tri-County Health Department the applicable fire district, and the Colorado Department of Public Health and Environment shall prepare and submit comments and recommendations to the Chief Building Official for review within 30 days following receipt of the request for review and comments.

No new residential zoning shall be considered or approved unless the property owner demonstrates, based on the criteria in Section 3-34-06-01, flammable gas is not present and the potential does not exist for the buildup of flammable gases to reach twenty (20) percent of the lower explosive limit in the soil surrounding the proposed building(s).

3-35-06 BUILDING PERMITS AND CONSTRUCTION ON OR WITHIN ONE THOUSAND (1,000) FEET OF A FORMER SOLID WASTE DISPOSAL SITE

The Chief Building Official shall issue a building permit for construction within a Flammable Gas Overlay District within the boundaries of or within one thousand (1,000) feet of a former solid waste disposal site only after receiving comments from the ~~Planning and Development~~Community and Economic Development Department, Tri-County Health Department the applicable fire district, and the Colorado Department of Public Health and Environment after determining the property owner has met the specified safety criteria (Note: These standards are based on the 20% lower explosive limit (LEL) standard formulated by the National Institute of Occupational Safety and Health of the Bureau of Mines of the U.S. Department of the Interior):

3-35-06-01 SAFETY CRITERIA FOR BUILDING PERMITS

Property owners may meet safety criteria by doing either of the following:

1. Completing a flammable gas investigation demonstrating no flammable gas is present and there is no potential for flammable gas to reach 20% of the lower explosive limit in the soil surrounding the proposed building(s).
2. The owner shall receive prior approval of the flammable gas investigation plan from the Chief Building Official. The flammable gas investigation plan shall be done by, or under the direct supervision of, a registered professional engineer with experience in evaluation and control of subsurface gas. At a minimum, the plan shall include the following:
 - a) A description of representative soils at the site.
 - b) Monitoring for flammable gas to the depth of the fill material or to bedrock, whichever is more applicable, and a rationale for the number and location of proposed monitoring probes. Tri-County Health Department shall be given the opportunity to oversee installation of the probes, and probes shall remain undisturbed, intact and accessible for a minimum of three weeks to provide Tri-County Health Department the opportunity to conduct sampling for flammable gas.
 - c) A detailed description of the sampling methodology and data collection techniques to be utilized.
 - d) If any flammable gas is detected, a rationale for why there is no potential for flammable gas to reach 20% of the lower explosive limit in the soil surrounding proposed building(s).
3. Submitting building plans to include all necessary flammable gas control systems to protect against buildup of over 1% of flammable gas in the buildings. The building plans shall also include an automatic gas detection system to alert building occupants in the event of buildup of 1% of flammable gas in the structure. An operation and maintenance plan for the flammable gas control system, including emergency procedures, shall also be submitted with the building plan. The building plans and operation and maintenance plan for the flammable gas control system shall be prepared by a registered professional engineer with experience in the design of subsurface gas control systems.
 - a) The building plans for all buildings shall meet the following minimum standards, or propose an equivalent design which will prevent flammable gas migration into the building:
 - i. A geomembrane or equivalent system with low permeability to flammable gas shall be installed between

- the concrete floor slab of the building and the subgrade;
- ii. A venting system to provide venting to the outside of the building. The system shall consist of a permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches;
 - iii. A geotextile filter shall be utilized to prevent the introduction of fines into the permeable layer;
 - iv. Perforated venting pipes shall be constructed with the ability to be connected to an induced draft exhaust system;
 - v. Automatic methane gas sensors shall be installed inside the building to trigger an audible alarm when methane gas concentrations are detected.
 - vi. Unenclosed buildings are exempt from requirements i. through v. above. Enclosed rooms located within the unenclosed building shall comply with all of the above requirements.
- b) The operation and maintenance plan for the flammable gas control system shall address testing, maintenance and service procedures consistent with the manufacturer's current written specifications.
- c) All buildings which are required to have a flammable gas control system shall have established emergency procedures which shall be subject to the approval of the fire department. The emergency procedures shall include, but not be limited to, the following:
- i. Assignment of a responsible person as safety director to work with the fire department in the establishment, implementation and maintenance of an emergency plan.
 - ii. Conspicuous posting of the fire department's telephone number in areas designated by the fire department.
 - iii. Conspicuous posting of emergency plan procedures approved by the fire department.

3-35-06-02 SAFETY PRACTICES DURING CONSTRUCTION

If it has not been demonstrated flammable gas is not present, the following health and safety practices shall be followed:

1. A flammable gas indicator will be utilized at all times during trenching, excavation, drilling, or when working within ten (10) feet of an open excavation.
2. Before personnel are permitted to enter an open trench or excavation, the trench or excavation will be monitored to ensure flammable gas is not present in concentrations exceeding one (1) percent and oxygen is present at a minimum concentration of nineteen and one-half (19.5) percent. When in an excavation or trench, each work party will work no more than five (5) feet from a continuous flammable gas and oxygen monitor.
3. When trenching, excavating, or drilling deeper than two (2) feet into the fill, or in the presence of detectable concentrations of flammable gas, the soils will be wetted and the operating equipment will be provided with spark proof exhausts.
4. A dry chemical fire extinguisher, ABC rated, will be provided on all equipment used in the landfill.
5. Personnel within or near an open trench or drill hole will be fully clothed, and wear shoes with non-metallic soles, a hard hat and safety goggles or glasses.
6. Exhaust blowers will be used where trenches show a concentration of 1% flammable gas or a concentration of less than 19.5% oxygen.
7. Smoking will not be permitted in any area within one hundred (100) feet of the excavation.
8. Personnel will be kept upwind of any open trench unless the trench is continuously monitored.

9. All other applicable Safety and Health Regulations for Construction, as promulgated in 29 CFR by the Occupational Safety and Health Administration, shall be met. Applicable regulations include, but may not be limited to, the confined space standard (Part 1926.21(b)(6)(i) and (ii) in Subpart C); gases, vapors, fumes, dusts and mists (Part 1926.55 in Part 1926 Subpart E); fire protection and prevention (Part 1926 Subpart F); and trenching and excavation (Part 1926 Subpart P).

10. Compliance with the Occupational Safety and Health Administration's confined space requirements for general industry, as promulgated in 29 CFR 1910.146 and Appendices A- F.

3-35-06-03 INSPECTION AND CERTIFICATION OF GAS CONTROL SYSTEM

The registered engineer who designed the flammable gas control system shall be responsible for supervising installation of the approved system. After completion of the work, the engineer shall certify in writing that all flammable gas control systems designed to mitigate hazardous concentrations of flammable gas have been installed in accordance with the approved plans and specifications. The written certification shall be submitted to the Chief Building Official.

3-35-06-04 POST CONSTRUCTION MAINTENANCE OF FLAMMABLE GAS CONTROL SYSTEMS

The property owner shall be responsible for maintenance of flammable gas control systems to include post-construction testing, calibration and service of automatic gas detection systems in buildings, consistent with the approved operation and maintenance plan. These activities shall be conducted on a schedule to be determined by the applicable fire district, but shall occur at least quarterly. System calibration and maintenance records shall be submitted to the fire district on a schedule determined by the district, but shall be submitted at least quarterly.

3-35-07 ADDITIONAL REMEDIAL MEASURES

In the event the concentration of flammable gas in any building located in the FGO reaches or exceeds 1%, the owner shall hire a qualified engineer to investigate, recommend and implement mitigation measures. Such measures shall be subject to approval of the Chief Building Official and the fire department.

3-35-07-01 APPEAL OF FLAMMABLE GAS HAZARD BOUNDARIES

Boundaries of the Flammable Gas Overlay District may be appealed to the Board of Adjustment based on completion of a flammable gas investigation as specified in Section 3-33-06-01(1).

3-35-08 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Flammable Gas Overlay District unless inconsistent with a provision contained in Section 3-33 in which case the specific standard or requirement contained in Section 3-33 shall apply.

3-36 FLOOD CONTROL OVERLAY (FCO)

3-36-01 PURPOSE

The purpose of the Flood Control Overlay Zone District is to establish reasonable limitations and controls of land uses within the 100-year floodplain. The requirements of this section reduce flood hazards, protect the public health, safety, and general welfare, minimize flood losses, promote wise use of the floodplain, and protect the storage capacity and hydraulic character of the floodplain. The Flood Control Overlay Zone District is established with the following specific intentions:

1. Reduce flood-related hazards to life and property by restricting the use of land within flood prone areas.
2. Provide notice to floodplain occupants of the type and location of hazards by delineating areas subject to flooding and regulating the manner in which buildings and utilities are constructed.
3. Protect the public from financial burden by avoiding public expenditures on flood control and minimizing damage to property.
4. Protect the flood storage capacity of floodplains by regulating the filling and modification of the floodplain and watercourses.
5. Protect the natural hydraulic characteristics of watercourses by regulating the modification of watercourses and prohibiting encroachment into watercourses.

3-36-02 APPLICABILITY

The Flood Control Overlay Zone District applies to any land located within the 100-year (1% frequency) floodplain of a water course, to land located in an area of special flood hazard, and to land located in an area of shallow flooding.

3-36-03 BOUNDARIES

The Flood Control Overlay Zone District shall include all areas delineated on the maps and profiles for the 100-year floodplain limits for the watercourse within these studies as adopted by the Board of County Commissioners. The reports listed below are adopted by reference and declared to be part of these standards and regulations.

1. "Flood Hazard Area Delineation – Brantner Gulch and Tributaries," prepared through Urban Drainage and Flood Control District by Sellards and Grigg, Inc., dated January 1983.

2. “Flood Hazard Area Delineation, Big Dry Creek: Westminster Area,” prepared for Urban Drainage and Flood Control District by Greiner Engineering, dated December, 1988, and supplemented by “Flood Hazard Area Delineation, Big Dry Creek (Adams County),” prepared for Urban Drainage and Flood Control District by Muller Engineering Company, dated November, 1986 and supplemented by “Flood Hazard Area Delineation, Big Dry Creek (Adams County) North Area Tributaries,” prepared for Urban Drainage and Flood Control District by Wright Water Engineers, Inc., dated July 1989. That portion of Morris Creek and Morris Creek South Upstream of Station 42 + 25, as shown on sheets 14, 15, 16, and 17 of the study would not be adopted but would be replaced by sheets 1 of 2 and 2 of figure 5 of the “Morris Run Flood Hazard Area Delineation” prepared by Resource Consultants, Inc., revised December 4, 1990.
3. “Hidden Lake Drainageway 100 Year Floodplain Revisions,” prepared for Urban Drainage and Flood Control District by Hydro-Triad Ltd., dated May 1986.
4. “Flood Hazard Area Delineation – Second Creek and Third Creek,” prepared through the Urban Drainage and Flood Control District by Gingery Associates, dated February 1976.
5. “Major Drainageway Planning – First Creek Phase B, Volumes I and II,” prepared through the Urban Drainage and Flood Control District by Engineering Consultants, Inc., dated March 1977.
6. “Flood Hazard Area Delineation – South Platte River, Adams County, Colorado,” prepared through Urban Drainage and Flood Control District by CDM, dated April 2005, as supplemented by item #7.
7. “Flood Hazard Area Delineation – South Platte River, Sand Creek to Oxford Avenue,” prepared through Urban Drainage and Flood Control District by Wright Water Engineers, dated September 1985.
8. “Major Drainageway Planning – Grange Hall Creek, Phase B Report,” prepared through Urban Drainage and Flood Control District by Hydro Triad, Ltd., dated December 1977.
9. “Flood Hazard Delineation – Little Dry Creek,” prepared through Urban Drainage and Flood Control District by Merrick and Company, dated June 1978.
10. “Flood Hazard Area Delineation – Broomfield Area,” prepared through Urban Drainage and Flood Control District by Wright-McLaughlin Engineers, dated June 1979.
11. “Flood Hazard Area Delineation – Direct Flow Area 0054,” prepared through Urban Drainage and Flood Control District by Merrick and Company, dated October 1979.

12. “Flood Hazard Area Delineation – Clear Creek , Adams County,” prepared through Urban Drainage and Flood Control District by Ayres Associates, dated December 2005.
13. “Flood Hazard Area Delineation, Todd Creek,” prepared for Urban Drainage and Flood Control District by Muller Engineering, dated December 1985.
14. “Flood Hazard Area Delineation, Quail Creek and Tributaries and McKay Lake Basin,” prepared for Urban Drainage and Flood Control District by Greenhome & O’Mara, Inc, dated July 1986.
15. “Flood Hazard Area Delineation, Beebe Draw and Left Bank Tributaries,” prepared for Urban Drainage and Flood Control District by Kiowa Engineering Corporation, dated July 1993.
16. “Flood Hazard Area Delineation, Coyote Run and Upper Box Elder Creek,” prepared through Urban Drainage and Flood Control District by CH2MHill, dated December 1995.
17. “Flood Hazard Area Delineation, Lower Box Elder Creek Watershed,” prepared through Urban Drainage and Flood Control District by Wright Water Engineers, Inc., dated September 2001.
18. The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, “The Flood Insurance Study for Adams County, Colorado and Incorporated Areas, dated March 5, 2007 with accompanying Flood Insurance Rate Maps (FIRM).

3-36-03-01 LOCATION OF STUDIES

The flood hazard area delineation studies listed above are on file at the Adams County Department of [TransportationPublic Works](#).

3-36-03-02 FLOOD HAZARD DISTRICTS

The Flood Control Overlay Zone District has been divided into the floodway and flood storage area in some flood hazard area delineation studies. Where a floodway has been delineated by a flood hazard area delineation study, greater restrictions may be placed on development or uses proposed in the floodway.

3-36-03-03 CONFLICT BETWEEN STUDIES

Where conflicts between the Flood Insurance Study, Adams County, Colorado, and other studies approved by the Board of County Commissioners exist, the more restrictive data shall apply.

3-36-03-04 INTERPRETATION OF BOUNDARIES

If for any reason the location of any Flood Control Overlay Zone District boundary line is not readily determinable from the flood hazard area delineation studies, the location of the overlay district boundary line shall be determined by the Director of ~~Public Works~~Community and Economic Development in accordance with the following provisions. Where more than one of the following provisions are applicable in any given situation, the first enumerated applicable provision shall prevail over all other provisions:

1. Where a Flood Control Overlay Zone District boundary line is located with reference to a fixture, monument, elevation, or natural feature, the location of such fixture, monument, elevation, or natural feature shall control.
2. In all other circumstances, the location of the Flood Control Overlay Zone District boundary line shall be determined by scaling from the district maps.

3-36-03-04-01 OBTAINING A BOUNDARY INTERPRETATION**3-36-03-04-01-01 *Boundary Interpretation Procedure***

Before a boundary interpretation may be provided by the Director of ~~Public Works~~Community and Economic Development, a request for interpretation must be submitted to the ~~Public Works~~Community and Economic Development Department. After the Director of ~~Public Works~~Community and Economic Development receives the request of interpretation, the Director of ~~Public Works~~Community and Economic Development shall determine whether the request is complete, specific, clear and ready for review. If the Director of ~~Public Works~~Community and Economic Development determines the request is not complete, a written notice shall be sent to the applicant specifying the deficiencies. The Director of ~~Public Works~~Community and Economic Development shall take no further action on the request until the deficiencies are remedied.

After the request has been determined to be sufficient, the Director of ~~Public Works~~Community and Economic Development shall review and evaluate the request in light of the terms and provisions of these standards and regulations and the flood hazard delineation study maps, and render a written interpretation. The Director of ~~Public Works~~Community and Economic Development may consult the County Attorney and other departments before rendering an interpretation. The written interpretation shall be sent to the applicant by U.S. Mail.

3-36-03-04-01-02 *Contesting a Boundary Interpretation*

After receiving a written boundary interpretation from the Director of ~~Public Works~~Community and Economic Development, a person may contest the location of the boundary. The person contesting shall submit an application, required fees, and supporting documentation demonstrating the correct Flood Control Overlay Zone District boundary and water surface profile. The documentation shall be certified by a registered professional engineer or land surveyor. After receiving a complete application and all supporting materials, the Director of ~~Public Works~~Community and Economic Development may refer the application for review and comment to outside government agencies. The Director of ~~Public Works~~Community and Economic Development shall have sixty (60) days from the date of receipt of a complete application to make a determination.

The Director of ~~Public Works~~Community and Economic Development shall only allow a deviation from the boundary as mapped where the evidence clearly and conclusively establishes the mapped location is incorrect. In all cases, flood profiles and elevations shall control. Upon final determination, a written interpretation shall be sent to the applicant by U.S. Mail.

3-36-03-04-01-03 *Effect of Boundary Interpretation*

Interpretations not in writing shall have no force or effect. Written interpretations set no precedent and shall be limited to the property identified in the interpretation.

3-36-03-05 BASE FLOOD ELEVATION DETERMINATION

The base flood elevation shall be determined from the flood hazard area delineation studies. When base flood elevation data is not available from the flood hazard area delineation studies, the Director of ~~Public Works~~Community and Economic Development may obtain, review, and reasonably utilize any base flood elevation and floodway data available from any federal, state, or other source as criteria for determining if proposed new construction, substantial improvements, or other development complies with these standards and regulations.

3-36-03-06 AMENDMENTS AND REVISIONS TO FLOOD HAZARD BOUNDARY MAPS**3-36-03-06-01 FLOOD CONTROL OVERLAY MAP AMENDMENTS***

The boundaries of the Flood Control Overlay Zone District may be amended by resolution of the Board of County Commissioners. A Flood Control Overlay Zone District map amendment shall be processed as an amendment to the text of these Standards and Regulations (Section 3-35-03 Boundaries) in accordance with the provisions of Section 2-02-12-03-03.*

***Adopted by the BOCC June 27, 2011.**

Applications for amendment of the Flood Control Overlay Zone District shall be submitted by December 31 each year and shall be processed and scheduled for hearing before the Planning Commission in February of each year. Applications for map amendment shall be submitted with a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR) issued by the Federal Emergency Management Agency (FEMA). Conditional Letters of Map Amendment (CLOMA) and Conditional Letters of Map Revision (CLOMR) will not be accepted as supporting documentation for a map amendment. Any LOMA or LOMR resulting from an application not reviewed by the Director of ~~Public Works~~Community and Economic Development prior to submittal to FEMA shall be required to submit a copy of all documentation used to support the LOMA or LOMR application prior to consideration of a map amendment.

3-36-03-06-02 LETTERS OF MAP AMENDMENT AND REVISION

Individuals who own structures located in an area designated part of the Flood Control Overlay may request FEMA to remove the floodplain designation, and to waive the requirement to purchase flood insurance through a LOMA or LOMR. All requests for LOMAs or LOMRs shall be supported by sufficient technical or scientific data to demonstrate the structures are not subject to inundation by the base flood. A LOMA or LOMR may exempt a property owner from having to obtain flood insurance, but shall not change the Flood Control Overlay Zone District boundary unless a Flood Control Overlay map* amendment is sought and obtained from Adams County. All applications for LOMA and LOMR shall be submitted to the Director of ~~Public Works~~Community and Economic Development for review. After completing a review, the Director of ~~Public Works~~Community and Economic Development shall submit the application to FEMA along with any comments. Requests for LOMA or LOMR shall be filed by the Director of ~~Public Works~~Community and Economic Development to be accepted by FEMA. LOMA and LOMR cannot be issued for proposed structures.

***Adopted by the BoCC on June 27, 2011.**

3-36-03-06-03 *CONDITIONAL LETTERS OF MAP AMENDMENT AND REVISION*

If construction is proposed on land within the Flood Control Overlay, a CLOMA or CLOMR can be issued by FEMA provided the proposed structure meets the criteria for issuing a LOMA or LOMR on an existing structure. A CLOMA and CLOMR represent only comments on a proposed plan, and do not amend the Flood Insurance Rate Map, waive the insurance requirement, or change the Zoning Map. Individuals seeking a CLOMA or CLOMR from FEMA shall first file their request with the Director of Community and Economic Development~~Public Works~~. The Director of Community and Economic Development~~Public Works~~ shall decide whether to endorse the request and file it with FEMA. Requests for CLOMA or CLOMR shall be endorsed and filed by the Director of Community and Economic Development~~Public Works~~ to be accepted by FEMA. No work shall be performed after a CLOMA or CLOMR is issued by FEMA unless a floodplain use permit is obtained from the Director of ~~Public Works~~Community and Economic Development. After construction of improvements proposed in a CLOMA or CLOMR, the applicant shall seek a LOMA or LOMR for the improvements. ***Adopted by the BoCC on June 27, 2011.**

* Work shall not commence on any improvements within the boundaries of the Flood Control Overlay that change any of the following prior to obtaining a CLOMR from FEMA:

1. Base flood elevation;
2. Floodway width; or
3. Floodplain width.

***Adopted by the BoCC on June 27, 2011.**

3-36-03-06-04 *COUNTY-INITIATED MAP AMENDMENTS*

Whenever FEMA publishes new flood insurance rate maps or new flood hazard boundary maps, the Director of ~~Public Works~~Community and Economic Development may initiate a zone map amendment.

3-36-04 *GENERAL ADMINISTRATION***3-36-04-01 *RECORD KEEPING***

The Director of ~~Public Works~~Community and Economic Development shall obtain and record the actual elevation (in relation to the National Geodetic Vertical Datum 1929 or North American Vertical Datum 1988) of the lowest floor

(including basement) of all new or substantially improved structures, verify and maintain floodproofing certifications, and maintain for public inspection all records pertaining to these Flood Control Overlay Zone District standards and regulations. All records of variances, appeals, boundary interpretations, map amendments and floodplain use permits shall also be maintained by the Director of ~~Public Works~~Community and Economic Development.

3-36-04-02 REPORTING

3-36-04-02-01 *REPORTING WATERCOURSE ALTERATIONS*

Before approval of any watercourse alterations, major or minor development, the Director of ~~Public Works~~Community and Economic Development, as appropriate, shall refer the case to the adjacent communities, the Urban Drainage and Flood Control District, the Colorado Water Conservation Board, and FEMA for their comments.

3-36-04-02-02 *REPORTING VARIANCES*

Variations to these standards and regulations shall be reported to FEMA annually by the Director of ~~Public Works~~Community and Economic Development.

3-36-04-03 FLOODPLAIN ADMINISTRATOR

The Director of ~~Public Works~~Community and Economic Development or his designee shall be responsible for administering the Flood Control Overlay Zone District.

3-36-05 DISCLAIMER OF LIABILITY

The degree of flood protection required by these standards and regulations is considered reasonable for the protection of life and property and is based on engineering and scientific methods of study. Larger floods may occur periodically or the flood height may be increased by man-made or natural causes. These standards and regulations do not imply areas outside the designated Flood Control Overlay Zone District or land use permitted within such district will be free from flooding or flood damages. These standards and regulations shall not create liability on the part of Adams County, any officer or employee thereof, or FEMA for any flood damages resulting from reliance on these standards and regulations or any administrative decision lawfully made thereafter.

3-36-06 RELATIONSHIP TO OTHER REGULATIONS

The Flood Control Overlay Zone District standards and regulations supplement all land use restrictions associated with the underlying zone, which remain in full force and effect. Restrictions associated with the Flood Control Overlay Zone District apply to the use, performance, and design of property located within the district. In the case of conflicting requirements, the most restrictive provision shall apply.

3-36-07 GENERAL PROVISIONS**3-36-07-01 PERMIT REQUIRED**

A floodplain use permit is required for any structure, facility, fill, development, storage or processing of materials or equipment, or change in the channel of a watercourse in the Flood Control Overlay Zone District. These uses may only be permitted if the use meets the requirements of these standards and regulations including all applicable performance standards.

3-36-07-02 PERMIT EXEMPTIONS

The following open and accessory uses shall be allowed within a Flood Control Overlay Zone District to the extent the use is allowed in the underlying zone district, do not require any structures, facilities, fill, storage of materials or equipment, or change in a channel of a watercourse, and meet the requirements of other County regulations. These uses are allowed without a floodplain use permit provided the use meets all other requirements and standards.

1. Agricultural uses not requiring structures, facilities, fill, storage or processing of materials, or change in the channel of a watercourse, such as general farming, pasture, truck farming, forestry, sod farming, and wild crop harvesting.
2. Industrial-commercial uses not requiring structures, facilities, fill, storage or processing of materials, or change in the channel of a watercourse, such as loading areas, parking areas, airport landing strips, runways and taxiways, railroad rights-of-way (not including freight yards or switching, storage or industrial sidings).
3. Accessory residential uses, such as lawns, gardens, driveways, and play areas.
4. Public and private recreational uses not requiring structures, facilities, fill, storage or processing of materials, or change in the channel of a watercourse, such as parks, swimming pools, golf course, driving ranges, picnic grounds, wildlife and nature preserves, game farms, fish hatcheries,

shooting preserves, target ranges, trap and skeet ranges, and hunting, fishing and hiking areas.

5. Utility facilities such as: flowage areas, transmission lines, (not including support towers), pipelines, water monitoring devices, and roadways (which do not require fill and not including bridges).
6. Barbed wire and split rail fence. Other types of fences such as wooden privacy and other solid screen types are allowed only if necessary for safety or security reasons provided the fence is specially designed to minimize impeding the flow of flood waters, accumulation of debris or being subject to being easily moved during flood periods. The Developer shall obtain a building permit for all fences. Fence designs which meet the above criteria, such as certain “breakaway” fencing or fencing with slatted design allowing water to pass through will be allowed if properly certified by a registered professional engineer as meeting the identified performance standards. *All fences in the floodway shall require a floodplain use permit.* ~~*Adopted by the BoCC on June 27, 2011.~~

3-36-07-03 CERTIFICATE OF OCCUPANCY REQUIRED FOR FLOOD CONTROL OVERLAY ZONE DISTRICT ACTIVITIES

A Certificate of Occupancy shall be applied for upon completion of any project construction or site preparation for which a floodplain use permit was granted, and the approved land use shall not commence until a Certificate of Occupancy is issued.

3-36-07-04 CERTIFICATION OF ENGINEER REQUIRED

The applicant shall submit a certification by a registered professional engineer indicating the finished fill and building floor elevations, floodproofing measures, or other flood protection factors were accomplished in compliance with the provisions of these standards and regulations. Only after the Director of ~~Public Works~~ Community and Economic Development has received such certification shall a Certificate of Occupancy be issued.

3-36-07-05 GENERAL PERFORMANCE STANDARDS

3-36-07-05-01 USE OF FLOOD CONTROL OVERLAY ZONE DISTRICT AS OPEN SPACE

Development outside the urban developed areas of unincorporated Adams County shall maximize the use of Flood Control Overlay Zone District areas

for open space and recreational/wildlife preservations uses, in accordance with policies of the Adams County Comprehensive Plan for use of Flood Control Overlay Zone District areas as open space corridors with minimal and no channelization of waterways allowed.

3-36-07-05-02 CHANNELIZATION IN URBANIZED AREAS*

In those existing urbanized areas with utilities, streets, and nonconforming structures, channelization to remove these areas from the Flood Control Overlay Zone District in accordance with a major drainageway plan adopted by the Board of County Commissioners shall be encouraged subject to the following provisions:

1. Channelization and flow diversion projects shall appropriately consider issues of sediment transport, erosion, deposition, and channel migration and properly mitigate potential problems through the project as well as upstream and downstream of any improvement activity. A detailed analysis of sediment transport and overall channel stability should be considered, when appropriate, to assist in determining the most appropriate design.
2. Channelization projects that do not convey the entire base flood flow rate must evaluate the residual 100-year floodplain.
3. Any channelization or other stream alteration activity proposed by a project proponent must be evaluated for its impact on the regulatory floodplain and be in compliance with all applicable federal, state and local floodplain rules, regulations and ordinances.
4. Any stream alteration activity shall be designed and sealed by a Colorado Registered Professional Engineer or Certified Professional Hydrologist.
5. All activities within the regulatory floodplain shall meet all applicable federal, state and County floodplain requirements and regulations.
6. Stream alteration activities shall not be constructed unless the project proponent demonstrates through a floodway analysis and report, sealed by a Colorado Registered Professional Engineer, that there is not more than a 0.00-foot rise in the proposed conditions compared to existing conditions floodway resulting from the project. This requirement only applies on stream reaches with Base Flood Elevations established.
7. A CLOMR shall be obtained for all proposed channelization or other stream alteration activity that increases or decreases the established Base Flood Elevation in excess of 0.3 vertical feet in areas for which BFE have been established and without an established floodway.
8. A CLOMR shall be obtained for all proposed channelization or other stream alteration activity that increases the established BFE more than

0.00 vertical feet or decreases the established BFE in excess of 0.3 vertical feet

9. In areas without an established floodway, whenever channelization or other stream alteration activity is known or suspected to increase or decrease the established BFE in excess of 0.3 vertical feet, a LOMR showing such changes shall be obtained in order to accurately reflect the changes on FEMA's regulatory floodplain map for the stream reach.
10. In areas with an established floodway, whenever channelization or other stream alteration activity is known or suspected to increase the established BFE in excess of 0.00 vertical feet or decrease the established BFE in excess of 0.3 vertical feet, a LOMR showing such changes shall be obtained in order to accurately reflect the changes on FEMA's regulatory floodplain map for the stream reach.

***Adopted by the BoCC on June 27, 2011.**

3-36-07-06 PERFORMANCE STANDARDS IN FLOODWAY

3-36-07-06-01 MAINTENANCE OF ALTERED WATERCOURSES

Watercourses may be realigned and reworked provided there is:

1. No decrease in the efficiency or the capacity of a channel or floodway of any river, stream, tributary, drainage ditch, or any other drainage facilities or systems.
2. No increase in the base flood elevation.

The Director of ~~Public Works~~Community and Economic Development shall require maintenance to be provided within any altered or relocated portion of said watercourse so the resulting flood carrying capacity is not diminished over time.

A drainageway maintenance plan shall be submitted and approved as part of any floodplain use permit for the alteration of a watercourse. The maintenance plan shall meet the Adams County Engineering Design and Construction Standards and Specifications. The maintenance plan shall provide an enforcement mechanism for failure to maintain the watercourse to the standards identified within the maintenance plan. The enforcement mechanism shall include penalties and reimbursement mechanisms to cover the costs of enforcement or maintenance for failure to maintain the watercourse. The enforcement mechanism shall be approved by the County Attorney prior to approval of the floodplain use permit.

3-36-07-06-02 NO REDUCTION IN FLOODWAY EFFICIENCY OR CAPACITY

No new construction, substantial improvement, fill, (including fill for roads and levees), deposit, obstruction, storage of materials, or other floodplain uses which acting alone or in combination with existing or future floodway uses, shall be permitted which decreases the efficiency or the capacity of a channel or floodway of any river, stream, tributary, drainage ditch, or any other drainage facilities or systems.

3-36-07-06-03 NO INCREASE IN BASE FLOOD ELEVATION

Encroachments within the floodway are prohibited, including fill, new construction, substantial improvements, and other development, unless certification by a registered professional engineer is provided demonstrating the cumulative effect of the proposed development, when combined with all other existing and anticipated development, shall not result in any increase in the base flood elevation.

3-36-07-06-04 NO NEW STRUCTURES OR SUBSTANTIAL IMPROVEMENTS TO STRUCTURES

No new structures or substantial improvements to an existing structure designed for human occupancy shall be allowed in the floodway.

3-36-07-06-05 NO MANUFACTURED HOMES

No manufactured homes (including such structures to be used for non-residential purposes) or any substantial improvement to a mobile home shall be allowed in the floodway.

3-36-07-07 PERFORMANCE STANDARDS IN FLOOD STORAGE AREA AND FLOODWAY (FLOOD CONTROL OVERLAY)**3-36-07-07-01 FLOODPROOFING**

Any portion of a non-residential* structure located less than one (1) foot above the base flood elevation shall be floodproofed so that the structure is watertight with walls impermeable to the passage of water and structural components, capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

Floodproofing methods must be adequate to withstand the flood depths, pressures, velocities, uplift, and impact forces associated with the base flood as demonstrated by certification by a registered professional engineer. Possible floodproofing methods include: anchorage to resist flotation and

lateral movement; installation of watertight doors bulkheads and shutters; reinforcement of walls to resist water pressures; use of paints, membranes or mortars to reduce seepage of water through walls; addition of mass or weight to structures to resist flotation; installation of pumps to lower water levels in structures; construction of water supply and waste treatment systems to prevent the entrance of flood waters; pumping facilities for subsurface drainage systems for buildings to relieve external foundation wall and basement floor pressures; construction to resist rupture or collapse, caused by water pressure or floating debris; cutoff valves on sewer lines or the elimination of gravity flow basement drains.

The only method of floodproofing allowed for residential structures is the elevation of the lowest floor to one (1) foot or more above the base flood elevation.*

~~*Adopted by the BoCC on June 27, 2011.~~

3-36-07-07-02 ANCHORING REQUIRED

All new construction and substantial improvements within the Flood Control Overlay shall be anchored to prevent flotation, collapse or lateral movement of the structure, and be capable of resisting the hydrostatic and hydrodynamic loads.

3-36-07-07-03 CONSTRUCTION MATERIALS AND METHODS

3-36-07-07-03-01 *Materials and Equipment Resistant to Flooding*

All new construction and substantial improvements within the Flood Control Overlay shall be constructed with materials and utility equipment resistant to flood damage.

3-36-07-07-03-02 *Mechanical Equipment and Service Facilities*

All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, which are designed and/or located to prevent water from entering or accumulating within the components during conditions of flooding.

3-36-07-07-03-03 *Minimize Flood Damage*

All new construction and substantial improvements shall be constructed using methods and practices to minimize flood damage.

3-36-07-07-03-04 *Below-Grade Crawlspace Construction*

New construction and substantial improvement of any below-grade crawlspace shall:

- a. Have the interior grade elevation below base flood elevation, no lower than two (2) feet below the lowest adjacent grade;
- a. Have the height of the below-grade crawlspace measured from the interior grade of the crawlspace to the top of the foundation wall, not to exceed four (4) feet at any point;
- b. Have an adequate drainage system to allow floodwaters to drain from the interior area of the crawlspace following a flood;
- c. Be anchored to prevent flotation, collapse, or lateral movement of the structure and be capable of resisting the hydrostatic and hydrodynamic loads;
- d. Be constructed with materials and utility equipment resistant to flood damage;
- e. Be constructed using methods and practices to minimize flood damage;
- f. Be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, which are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and
- g. Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
 1. A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided;
 2. The bottom of all openings shall be no higher than one (1) foot above grade; and
 3. Openings must be equipped with screens, louvers, or other coverings or devices and shall permit the automatic entry and exit of floodwaters.

3-36-07-07-04 UTILITIES**3-36-07-07-04-01 Water Supply**

All new and replacement water supply systems within the Flood Control Overlay Zone District shall be designed to minimize or eliminate infiltration of flood waters into the system.

3-36-07-07-04-02 Sanitary Sewer

All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into flood waters.

3-36-07-07-04-03 Individual Sewage Disposal

Individual sewage disposal systems are prohibited within the Flood Control Overlay Zone District.

3-36-07-07-05 ROADS, ACCESS, AND PARKING LOT CONSTRUCTION

Private access drives and parking lots within a proposed development shall be built no lower than eighteen (18) inches above the base flood elevation. Public roads, bridges, and other access ways shall be built in accordance with the standards and regulations for storm drainage design.

3-36-07-07-06 FILLS AND DEPOSITS**3-36-07-07-06-01 Beneficial Purpose**

Fills or deposits of materials shall have some beneficial purpose and the amount shall not be greater than is necessary to achieve the intended purpose. The plans submitted by the owner shall show the final dimensions of the proposed fill or other material and the specific use to which the filled land will be put.

3-36-07-07-06-02 No Encroachment into Flow Areas

The fill or deposit of materials shall not encroach on any portion of a Flood Control Overlay Zone District which would have significant flow during the base flood, and which for that reason would help convey the flood waters (any filling which potentially reduces the hydraulic capacity requires appropriate hydraulic studies and a review of the urban impact of such reduction).

3-36-07-07-06-03 *Not Restrict Flood Waters*

No fill shall restrict floodwaters from reaching the major watercourse in an area.

3-36-07-07-06-04 *Fill Protected by Rip-Rap*

The fill or other materials shall be protected against erosion by riprap, strong vegetative cover or bulkheading.

3-36-07-07-07 *STORAGE AND PROCESSING*

The storage or processing of materials which are buoyant, flammable, hazardous, explosive, or those materials defined as solid waste by the Colorado Health Department, or those materials in times of flooding could be injurious to human, animal, or plant life, shall be located at or above the base flood elevation.

3-36-07-07-08 *RESIDENTIAL STRUCTURES (EXCEPT MANUFACTURED HOMES)*

The lowest floor, including basement, of any new residential construction or substantial improvement to any residential structure shall be elevated at least one (1) foot above the base flood elevation. A registered professional engineer shall certify to the Director of ~~Public Works~~Community and Economic Development the lowest floor of the structure will be elevated to the base flood elevation prior to issuance of a floodplain use permit.

3-36-07-07-09 *MANUFACTURED HOMES*

The following standards apply to all manufactured homes or those to be substantially improved on:

1. Sites located outside of a manufactured home park or subdivision.
2. Sites located in a new manufactured home park or subdivision.
3. Sites located in an expansion to an existing manufactured home park or subdivision.
4. Sites where a manufactured home has incurred substantial damage as the result of a flood.

3-36-07-07-09-01 *Elevation*

All manufactured homes shall be elevated on a permanent foundation with the lowest floor of the manufactured home elevated at least one (1) foot above the base flood elevation.

3-36-07-07-09-02 *Anchoring*

All manufactured homes shall be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces. Specific requirements may be:

1. Over-the-top ties are provided at each of the four (4) corners of the manufactured home, with two (2) additional ties per side at intermediate locations. Manufactured homes more than fifty (50) feet long shall require one (1) additional tie per side.
2. Frame ties shall be provided at each corner of the home with, at minimum, five (5) additional ties per side at intermediate points. Manufactured homes more than fifty (50) feet long require, at minimum, four (4) ties per side.
3. All components of the anchoring system shall be capable of carrying a force of five thousand (5,000) pounds.

Any additions to the manufactured home shall be similarly anchored.

**3-36-07-07-10 *MANUFACTURED HOMES PLACED/REPLACED IN EXISTING
MANUFACTURED HOME PARKS OR MANUFACTURED HOME
SUBDIVISIONS DEVELOPED PRIOR TO MAY 1, 1990*****3-36-07-07-10-01 *Elevation***

All manufactured homes placed or replaced in a manufactured home park or subdivision developed prior to May 1, 1990 shall be elevated so that either the lowest floor of the manufactured home is at or above the base flood elevation or the manufactured home chassis shall be supported by reinforced piers or other foundation elements that are no less than thirty-six (36) inches in height above grade and are securely anchored to foundation to resist flotation, collapse, and lateral movement as certified by a registered professional engineer.

3-36-07-07-10-02 *Anchoring*

All manufactured homes shall be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces. Specific requirements may be:

1. Over-the-top ties are provided at each of the four (4) corners of the manufactured home, with two (2) additional ties per side at

intermediate locations. Manufactured homes more than fifty (50) feet long shall require one (1) additional tie per side.

2. Frame ties shall be provided at each corner of the home with, at minimum, five (5) additional ties per side at intermediate points. Manufactured homes more than fifty (50) feet long require, at minimum, four (4) ties per side.
3. All components of the anchoring system shall be capable of carrying a force of five thousand (5,000) pounds.

Any additions to the manufactured home shall be similarly anchored.

3-36-07-07-11 NON-RESIDENTIAL STRUCTURES

3-36-07-07-11-01 Critical Facilities*

The lowest floor, including basement for all new non-residential construction or substantial improvement of any non-residential structure shall be: (1) elevated at least two (2) feet above the base flood elevation; or (2) floodproofed so that all portions of the structure less than two (2) feet above the base flood elevation, including the attendant utility and sanitary facilities, are watertight. Walls shall be substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

3-36-07-07-11-02 Non-Critical Facilities*

The lowest floor, including basement for all new construction of non-critical facilities or substantial improvement to any non-critical facility shall be:

- (1) Elevated at least one (1) feet above the base flood elevation; or
- (2) Floodproofed to an elevation one (1) foot above the base flood elevation, including all attendant utility and sanitary facilities. Floodproofed exterior walls shall be substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
- (3) Elevation to one (1) foot or more above the BFE is the only type of floodproofing allowed for residential structures.

***Adopted by the BoCC on June 27, 2011.**

A registered professional engineer shall certify to the Director of ~~Public Works~~Community and Economic Development the design and methods of construction are in accordance with accepted standards of practice for meeting these standards prior to the issuance of a floodplain use permit.

3-36-07-07-12 *EXTRACTION/EXCAVATION OF SAND AND GRAVEL*

3-36-07-07-12-01 *No Reduction in Flood Storage Capacity*

Gravel mining or grading/hauling/excavating operations shall meet the specific performance standards and guidelines described in the "Technical Review Guidelines for Gravel Mining Activities Within or Adjacent to 100 Year Floodplains" prepared by Wright Water Engineers, Inc., for Urban Drainage and Flood Control District dated December 1987, or shall meet comparable standards as recommended by the Executive Director of Urban Drainage and Flood Control District for unique situations not anticipated within the "Technical Review Guidelines" referenced above, but which accomplish the same purpose (to protect rivers and streams from erosion and degradation which may result from such operations).

3-36-07-07-12-02 *No Encroachment into Flow Areas*

The storage or deposit of extracted materials, or site grading shall not encroach on any portion of a Flood Control Overlay Zone District which may have significant flow during the base flood, and which may subsequently help convey the flood waters (any filling that potentially reduces the hydraulic capacity requires appropriate hydraulic studies and a review of the urban impact of such reduction).

3-36-07-07-12-03 *Not Restrict Flood Waters*

No storage or deposit of extracted materials, or site grading shall restrict floodwaters from reaching the major watercourse in an area.

3-36-07-07-13 *SUBDIVISIONS*

All subdivision proposals shall be consistent with the need to minimize flood damage. For instance, all subdivisions approved for development shall have adequate land area within each lot for the type of development allowed by the underlying zone district as constrained by the requirements of the Flood Control Overlay Zone District. All subdivisions shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage. All subdivisions shall have adequate drainage provided to reduce exposure to flood damage. Base flood elevation

data and floodplain delineation plans shall be provided for all subdivision proposals.

3-36-07-07-14 *OTHER USES NOT IDENTIFIED*

The Director of ~~Public Works~~Community and Economic Development may require any structure, use, or activity being conducted within the Flood Control Overlay Zone District to comply with such conditions and restriction deemed necessary to protect the public health, safety and welfare provided they are consistent with these standards and regulations.

3-36-07-07-15 *NONCONFORMING USES WITHIN THE FLOODWAY OR FLOOD STORAGE AREA (FLOOD OVERLAY DISTRICT)*

The lawful use of an existing structure or premises not in conformity with the provisions of this section may be continued subject to the following provisions.

3-36-07-07-15-01 *No Expansion of Nonconforming Uses*

No such use shall be expanded or enlarged except in conformity with the provisions of these standards and regulations.

3-36-07-07-15-02 *Change in Nonconforming Use Limited*

Any substantial improvement to any nonconforming structure or use in the Flood Control Overlay Zone District shall require the structure or use be converted to a conforming use.

3-36-07-07-15-03 *Discontinued Use*

If a nonconforming use is discontinued for six (6) consecutive months, any future use of the structure and land shall conform to these regulations and standards.

3-36-07-07-15-04 *Public Nuisances*

Uses, or their accessory uses, in the Flood Control Overlay Zone District, which are public nuisances, shall not be permitted to continue as nonconforming uses.

3-36-07-07-15-05 *Floodproofing of Alterations, Additions or Repairs*

Any alteration, addition, or repair to any existing nonconforming structure in a Flood Control Overlay Zone District shall be protected, where applicable, by approved floodproofing measures. Substantial improvements shall be subject to additional restrictions as described in the standards for new construction and improvements in a Flood Control Overlay

3-37 MINERAL CONSERVATION OVERLAY (MCO)**3-37-01 PURPOSE**

The purpose of this district is to establish reasonable and uniform limitations, safeguards, and controls for the conservation and wise utilization of natural resources and for rehabilitation of excavated land. Land within this classification is designated as containing commercial mineral deposits in sufficient size parcels and in areas where extraction and rehabilitation can be undertaken while still protecting the health, safety, and welfare of the inhabitants of the area and the County. In cases where the location of the district or use abuts other zoning or use of land, structures, excavation, and rehabilitation may be restricted to be compatible with and protect the adjoining area.

3-37-02 MINERAL CONSERVATION AREA

Pursuant to state law, those areas identified with resource classification "1" on maps contained in Special Publications 5A and 5B "Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties" (1975) prepared by the Colorado Geological Survey are designated to be within the Mineral Conservation Overlay District.

3-37-03 AREAS EXEMPTED FROM THESE RESTRICTIONS**3-37-03-01 AREAS EXEMPTED BY THE DIRECTOR**

The Director of ~~Planning and Development~~Community and Economic Development shall exempt lands meeting the following criteria from the restrictions of the Mineral Conservation Overlay District.

1. Any parcel of land intended for uses that were allowed in the underlying zone district prior to July 1, 1973.
2. Any parcels of land five (5) acres or less in size in existence as a separate parcel prior to July 1, 1973.
3. Any parcel of land in excess of five (5) acres where it can be demonstrated the mineral resource is not of commercial quality and quantity.

The Director of ~~Planning and Development~~Community and Economic Development may require competent proof a lot meets these criteria, including a written opinion from the State Geological Survey, where deemed appropriate.

3-37-03-02 AREAS EXEMPTED BY THE BOARD OF ADJUSTMENT

The Board of Adjustment may exempt any lot from the restrictions of the Mineral Conservation Overlay District where a property owner can demonstrate the restriction would make it impossible to develop the land for any reasonable economic and compatible use in the area including gravel extraction.

3-37-04 RESTRICTION ON USES

For any land within the Mineral Conservation Overlay, no permanent structures or permanent uses may be allowed except:

1. Fences, not needed during excavation and rehabilitation, subject to the minimum requirements of the underlying zone district. For fencing requirements during excavation and rehabilitation see Section 3-37-06-12.
2. Structures within two hundred (200) feet of a public maintained and constructed road or an existing principal structure subject to the structures and use being in conformance with the requirements of the underlying zone district.
3. Non-permanent use of the land, provided such use is in conformance with the underlying zone district and would not prohibit the eventual extraction of commercial mineral deposits.

3-37-05 EXCAVATION AND REHABILITATION

The extraction of commercial mineral deposits with necessary accessory uses shall be allowed in all zone districts as a conditional use upon approval and in conformance with an approved excavation and rehabilitation plan.

3-37-06 OPERATION AND REHABILITATION STANDARDS FOR ALL MINING OPERATIONS

Mining and necessary accessory uses shall be subject to the restrictions contained in the approved excavation and reclamation plan. In addition, all mineral extraction operations shall comply with the following restrictions.

3-37-06-01 MINING PERMIT REQUIRED

All mining operations shall have a permit to excavate issued by the State of Colorado prior to beginning mineral extraction.

3-37-06-02 EXCAVATION SETBACK FROM ADJACENT PROPERTY

No excavation or deposit of overburden within twenty-five (25) feet of the boundary of adjacent property, easement, irrigation ditch or right-of-way is permitted unless written agreement of the owner(s) of such property, easement, irrigation ditch, or right-of-way is obtained by the mining operation.

3-37-06-03 EXCAVATION SETBACK FROM NEARBY RESIDENCE

No excavation within one-hundred-twenty-five (125) feet of any existing residence is permitted unless written agreement of the owners and occupants of such residence are obtained.

3-37-06-04 ROCK CRUSHERS SETBACK FROM NEARBY RESIDENCE

No excavation involving the use of rock crushers or other similar equipment shall take place within two-hundred-fifty (250) feet of a residence.

3-37-06-05 HAULING ROADS

Hauling roads within the premises shall be maintained in a reasonably dust free condition.

3-37-06-06 HOURS OF OPERATION

Mineral excavation, crushing, hauling, loading, sorting or similar operation shall only occur between the hours of 6:00 a.m. to 10:00 p.m. Shorter hours of operation may be imposed in urbanized areas, as part of conditional use approval.

3-37-06-07 TWO FEET OF WATER BEARING STRATA

All sand and gravel shall be excavated in such a manner as to have an average of two (2) feet of undisturbed sand and gravel to provide a water bearing strata, unless the reclamation plan provides for a permanent lake or a landfill.

3-37-06-08 CUT SLOPES

In no event shall a slope of less than 2:1 be left for dry pits, or a slope of 3:1 to a depth of ten (10) feet and 2:1 thereafter for a wet pit when operations are completed, except as provided herein.

3-37-06-09 HAULING ROUTE

The operator shall submit a route plan to the Director of ~~Public Works~~Community and Economic Development and receive permission to use for haulage any public right-of-way not designated for such haulage by reason of load limit, dust, right-of-way or pavement width or other relevant factors. The Director of ~~Public Works~~Community and Economic Development may place reasonable restrictions on such right-of-way use.

3-37-06-10 EXCAVATION PIT FLOOR

The floor of excavation pits whether wet or dry shall be left in a reasonably smooth condition.

3-37-06-11 FLOODING AND DRAINAGE

The operator shall not excavate, store overburden, or excavate materials or dike in such a manner as to increase any drainage or flooding on property not owned by the operator or damage to public facilities.

3-37-06-12 FENCING

Prior to starting excavation, the operator shall fence gravel pit operations with a "V" mesh or chain link fence to a height of seventy-two (72) inches topped with three strands of barbed wire canted to a forty-five (45) degree angle outward. Where the operation is adjacent to subdivided and/or developed commercial, residential, or industrial property (except I-3) a solid screen fence will be erected to prevent the visibility of the mining operation if deemed necessary by the ~~Planning and Development~~Community and Economic Development Department. The operator may fence the entire area immediately, or fence only areas of excavation; however, no fence shall be removed until rehabilitation has been completed.

3-37-06-13 NOISE

All operations shall conform to noise, vibration, and other standards in the performance standards section of these standards and regulations.

3-37-06-14 RECLAMATION OF SPENT AREAS NEAR EXISTING DEVELOPMENT

Where the operation is adjacent to subdivided property and/or to developed commercial, residential or industrial (except I-3), once mining has been completed, said site is not to be used as an area to stockpile sand and gravel resources. The mining operator shall reclaim the area as soon as possible after

mining has been completed to prevent soil erosion and nuisance conditions. In all cases, reclamation shall occur no later than five (5) years after mining has been completed.

3-37-06-15 AIR EMISSIONS

All air emissions shall conform to standards established by the Colorado Department of Public Health and Environment.

3-37-06-16 WATER QUALITY

All water uses and discharges shall conform to standards established by the State Water Quality Control Commission and the water laws of the State of Colorado.

3-37-06-17 SLOPE STABILIZATION

All slopes shall be stabilized and land remaining in the natural water level must be revegetated in a manner compatible with the surrounding area, and subject to the approval of the Adams County ~~Planning and Development~~Community and Economic Development Department.

3-37-06-18 REVEGETATION

The revegetation plan must meet the standards of the Colorado State University Extension Agency. After revegetation of an area, the area must be maintained for a period of three (3) years or until all vegetation is firmly established in the reclaimed area.

3-37-06-19 RECLAMATION TIME FRAME

A time limit for reclamation will be placed on each project. This time limit will be dependent upon the type of reclamation effort.

3-37-06-20 ANNUAL RECLAMATION REPORT

An annual report shall be submitted to the ~~Planning and Development~~Community and Economic Development Department to ascertain whether the approved reclamation plan is progressing satisfactorily. This report shall be the same report as is submitted to the Land Reclamation Board.

3-37-07 APPEAL OF MINERAL CONSERVATION DISTRICT BOUNDARIES

The boundaries of the Mineral Conservation Overlay District may be appealed to the Board of Adjustment based on technical information

3-37-08 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Mineral Conservation Overlay District unless inconsistent with a provision contained in Section 3-37, in which case the specific standard or requirement contained in Section 3-37 shall apply.

3-38 NATURAL RESOURCES CONSERVATION OVERLAY (NRCO) DISTRICT**3-38-01 PURPOSE**

The purpose of the Natural Resources Conservation Overlay is to (1) provide for the protection of natural, wildlife, agricultural, and cultural resources, which are an essential component of the community's economic base and establish the character of the community; and (2) preserve and enhance the quality of life for County residents.

3-38-02 NRCO DISTRICT CREATED

There is hereby established a Natural Resources Overlay District, which, in areas where it applies, shall overlay all other base zone districts established by these standards and regulations. Included within the NRCO District are: (1) important wildlife areas; (2) designated floodplains and associated riparian areas; and (3) important reservoir sites to provide wetlands and other habitat areas.

3-38-03 NRCO DISTRICT MAP**3-38-03-01 GENERAL**

The general location of (1) important wildlife areas; (2) designated floodplains and associated riparian areas; and (3) important reservoir sites to provide wetlands and other habitat areas are identified on the Natural Resources Conservation Overlay (NRCO) District Map, which is incorporated herein by reference.

3-38-03-02 GENERAL NRCO DISTRICT MAP/SITE SPECIFIC REVIEW IS REQUIRED

The NRCO District Map is a general map, which identifies, on a general scale, the locations of those areas protected by the NRCO District. Its purpose is to place the landowner on notice the land may be within the NRCO District and to assist in the general administration of this Section. A site-specific Resources Review to determine whether land is included within the NRCO District is required, prior to review of the first development application for the land.

3-38-04 DEVELOPMENT EXEMPTIONS IN THE NRCO

In addition to all other standards required by these standards and regulations, all development within the NRCO shall comply with the standards of Section 3-38, unless exempted. Exemptions are as follows:

3-38-04-01 REMODELING OR EXPANSION OF EXISTING STRUCTURES

Remodeling or expansion of structures existing prior to the adoption date of these standards and regulations shall be exempt from the provisions of this subsection.

3-38-04-02 AGRICULTURAL OPERATIONS

Agricultural operations and uses shall be exempt.

3-38-05 STANDARDS

All development within the NRCO District shall comply with the following standards:

3-38-05-01 SITE CAPACITY

The maximum density of any use in any zone district is controlled by the maximum density set forth in the zone district. For lands located within the NRCO District, the density calculations are based on the net available land as determined by applying the Natural Resource Protection Factor to the protected resource area and subtracting the resulting land area from the total area of the property.

3-38-05-02 METHODOLOGY FOR CALCULATING NATURAL RESOURCE CONSERVATION AREA

All land area consisting of natural resources or natural features (i.e., floodplains, hydric soils, wetlands, riparian areas, lakes, and reservoirs) lying within a site proposed for development shall be measured. The total acreage of each resource type shall be multiplied by its respective natural resource protection factor to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. In conducting this calculation, if two (2) or more resources are present on the same area of land, only the most restrictive natural resource protection factor shall be used. For example, if floodplain and riparian area occupy the same space on a site, the resource protection standard would be 1.5, which represents the higher of the two standards.

3-38-05-02-01 ***NATURAL RESOURCE PROTECTION FACTORS***

The following natural resource protection factors shall be used to calculate natural resource conservation areas as noted above:

1. 100-Year Floodplains: 1.0
2. Riparian Areas: 1.5
3. Wetlands: 2.0
4. Lakes/Reservoirs: 1.5
5. Hydric Soils: .7

ⁱ Adopted by the BOCC on December 16, 2014

ⁱⁱ Adopted by the BOCC on December 16, 2014

CHAPTER 4—DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

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Chapter 4—DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

4-01 DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

These regulations are applicable to all zone districts, including new and established districts, except as otherwise noted. In addition to compliance with other regulations imposed by these standards and regulations, all uses, structures, buildings, and accessory uses shall comply with the design requirements and performance standards required by this Chapter. Where a design requirement or performance standard for a specific use conflicts with a general design requirement or performance standard, the design requirement or performance standard for the specific use shall control. Where any design requirement or performance standard conflicts with another design requirement or performance standard, the more restrictive design requirement or performance standard shall control. Wherever residential use of adjacent property is related to restrictions or certain non-residential uses, determination of residential use shall be based on the classification of land by the County Assessor. All Variance requests are subject to Section 2-02-19 of the Adams County Standards and Regulations, excluding Sexually Oriented Businesses, Marijuana Establishments and Halfway Houses.¹ These regulations shall be subject to limitations regarding the number of marijuana establishments and/or the type of establishments as set forth by the BOCC in resolution.

4-02 GENERAL PERFORMANCE STANDARDS**4-02-01 CHANGE IN USE***

A change in use of property occurs whenever the essential character or nature of the activity conducted on a lot changes. All changes in use require zoning review and building permit approval. A change in use is required when:

1. Active and continuous operations are not carried on in a building or property during a continuous period of six (6) months.
2. The change is from one principally permitted use category to another.
3. If the property consists of multiple buildings/tenants:
 - a. The required amount of parking stalls is increased by twenty-five (25) percent or more.
 - b. The gross floor area is increased by fifty (50) percent or more.
4. As determined within the Nonconforming Conditions Section of Chapter 4.

***Adopted by the BoCC on December 13, 2010**

4-02-02 JUNK AND TRASH**4-02-02-01 NO DUMPING**

No junk, materials, waste or trash shall be disposed of on any property or public right-of-way except in an authorized landfill or other approved waste or waste recovery facility.

4-02-02-02 NO OUTDOOR STORAGE

No junk or waste shall be stored outdoors except as otherwise authorized by these standards and regulations.

4-02-02-03 TRASH IN THE FRONT YARD AND TRASH CONTAINERS

No trash container, firewood, or other related waste or materials shall be located within the front yard of any residential dwelling for more than a 24-hour period. All trash containers shall be covered. The requirements of this section do not apply in the A-3 Zone District.

4-02-02-04 STORAGE AND PARKING OF VEHICLES IN RESIDENTIAL DISTRICTS

The storage and parking of motor vehicles shall meet the requirements of Section 4-03-03-02-12.

4-02-02-05 SALE OF PRODUCTS FROM STANDS

The sale of any products from a temporary stand, motor vehicle, or trailer is prohibited, except by Special Use Permit or as otherwise permitted by these standards and regulations.

4-02-02-06 OBSTRUCTION OF VIEWS ALONG A PUBLIC RIGHT-OF-WAY

The erection of any fence, tree, shrub, hedge or any object, which obstructs the view of traffic, authorized traffic control devices, or otherwise constitutes a hazard to drivers or pedestrians is prohibited. Should said obstruction occur, the ~~Director of Transportation~~ ~~Director of Public Works~~ ^{???} shall send a letter requiring the owner of the property abutting the right-of-way to trim or remove within ten (10) days, at the owner's expense, any object which constitutes a traffic hazard.

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4-02-02-07 STORAGE CONTAINERS

Portable, movable, or temporary metal, wood and plastic storage containers greater than one hundred twenty (120) square feet for the purpose of outside storage, are not allowed. Any storage container less than one hundred twenty (120) square feet in size is allowed, but shall not exceed ten (10) days on any one property. ***Adopted by the BoCC on December 13, 2010**

4-02-03 GRAFFITI

Graffiti as defined in Chapter 11 shall not be permitted. It shall be the responsibility of the property owner to remove, or conceal the graffiti. If the property owner chooses to conceal the graffiti, the same color of the original surface shall be used. ***Adopted by the BoCC on December 13, 2010**

4-03 ACCESSORY USES PERFORMANCE STANDARDS

4-03-01 GENERAL PROVISIONS

4-03-01-01 INCIDENTAL TO MAIN USE

An accessory use shall be customarily incidental to a main use.

4-03-01-02 LOCATED ON SAME LOT AS MAIN USE

An accessory use shall be located on the same lot or zoning lot as the main use, except as otherwise provided in this section.

4-03-01-03 ACCESSORY BUILDINGS

Accessory buildings shall meet the following requirements:

1. *Setbacks:* An accessory building must meet required setbacks for the zone district in which it is located.
2. *Percentage of Yards:* No accessory building shall occupy more than fifty percent (50%) of the area of the rear yard.
3. *Height:* An accessory building must meet required height limitations for the zone district in which it is located.
4. *Compliance with Building Code:* Any accessory building exceeding one hundred and twenty (120) square feet must obtain a building permit. All accessory buildings shall comply with the 1997 Uniform Building Code, as amended.
5. *Construction of Accessory Building:* No permit for construction of an accessory building shall be issued prior to construction of a principal building except in the A-3 Zone District.

4-03-02 ACCESSORY USES, AGRICULTURAL

4-03-02-01 GENERAL ACCESSORY USES PERMITTED

The following general accessory uses are permitted in Agricultural Districts:

1. Animal Keeping (see Section 4-21 Animal Keeping for detailed performance standards)

2. Animal Slaughter, for Individual Consumption
3. Barns (see Section 4-03-02-02-01 Accessory Uses, Agricultural for detailed performance standards)
4. Class Instruction (see Section 4-03-03 Accessory Uses, Residential for detailed performance standards)
5. Communication Tower, Non-Commercial (see Section 4-03-02-02-02 Accessory Uses, Agricultural for detailed performance standards)
6. Day Care Homes (see Section 4-03-03-02-02 Accessory Uses, Residential for detailed performance standards)
7. Family Foster Homes
8. Farm Employee Dwelling (see Section 4-03-02-02-03 Accessory Uses, Agricultural for detailed performance standards)
9. Garages (see Section 4-03-03-02-03 Accessory Uses, Residential for detailed performance standards)
10. Garage or Yard Sale (see Section 4-03-03-02-04 Accessory Uses, Residential for detailed performance standards)
11. Greenhouses, Private (see Section 4-03-03-02-05 Accessory Uses, Residential for detailed performance standards)
12. Home Occupations (see Section 4-03-03-02-06 Accessory Uses, Residential for detailed performance standards)
13. Household Pets (see Section 4-03-03-02-07 Accessory Uses, Residential for detailed performance standards)
14. Kennel, Private (see Section 4-03-03-02-08 Accessory Uses, Residential for detailed performance standards)
15. Parking (see 4-12 Parking and Loading for detailed performance standards)
16. Signs (see Section ~~0-004-01~~ Signs and Outdoor Commercial Advertising Devices for detailed performance standards)
17. Solar Energy Systems (see Section 4-03-03-02-10 Accessory Uses, Residential for detailed performance standards)
18. Stables (see Section 4-03-02-02-04 Accessory Uses, Agricultural for detailed performance standards)
19. Storage, Private (see Section 4-03-03-02-11 Accessory Uses, Residential for detailed performance standards)
20. Swimming Pools, Private (see Section 4-03-03-02-13 Accessory Uses, Residential for detailed performance standards)

21. Temporary Use. All temporary uses shall meet the temporary use performance standards contained in Section 4-05 and shall be required to obtain a Special Use Permit unless the temporary use is a permitted principal use within the zone district in which it will be located.
22. Vending and Produce Stands (see Section 4-03-02-02-05 Accessory Uses, Agricultural for detailed performance standards)
23. Wind Powered Generators (see Section 4-03-02-02-06 Accessory Uses, Agricultural for detailed performance standards)
24. Other accessory uses approved by the ~~Director of Planning and Development~~ Director of Community and Economic Development. The ~~Director of Planning and Development~~ Director of Community and Economic Development may require the accessory use meet performance standards for similar uses permitted by these standards and regulations.

4-03-02-02 PERFORMANCE STANDARDS FOR THE GENERAL ACCESSORY USES

4-03-02-02-01 BARNs

1. *Setback from Residence on Property:* All barns shall be set back twenty-five (25) feet from any residence on the property.
2. *Setback from Adjacent Property:* All barns shall be set back one hundred (100) feet from any dwelling or pool on an adjacent property.
3. *Height Restrictions:* All barns shall meet the height restrictions for the zone district in which the barn will be located.

4-03-02-02-02 COMMUNICATION TOWER, NON-COMMERCIAL

1. *Maximum Height:* Non-commercial communication towers shall be a maximum of ninety (90) feet in height.
2. *Maximum Number of Antennae:* A maximum of two (2) antennae may be mounted on a non-commercial communication tower.
3. *Setback Encroachment Prohibited:* No portion of the non-commercial tower or its antennae may encroach into the required front, side or rear setback. All towers shall be setback from all lot lines or zoning lot lines a minimum of the height of the tower.
4. *Marking of Cables and Wires:* Cables, ropes, or wires used to secure the tower shall be appropriately and conspicuously marked to prevent injury. No cables or wires shall cross any public rights-of-way or properties not owned by the same property owner as the property on which the tower is located.

4-03-02-02-03 **FARM EMPLOYEE DWELLING**

1. Mobile Home as Farm Employee Dwellings (Temporary or Seasonal)
 - a. *Permit Required:* A Special Use Permit shall be required for the use of a mobile home as a farm employee dwelling.
 - b. *Minimum Unit Size:* The mobile home shall be a minimum of six hundred (600) square feet in size.
 - c. *Condition:* All mobile homes shall be provided with potable water meeting the pressure requirements of the 1997 Uniform Building Code, as amended, and meeting the minimum drinking water quality standards established by the ~~Colorado Department of Public Health and Environment~~ [Colorado Department of Health](#). All homes shall be provided with sanitary sewer or an individual sewage disposal system meeting the requirements of the Tri-County Health Department. Mobile homes shall be in sound condition and shall be placed on a concrete pad, blocked, and properly anchored and skirted.
 - d. *Setbacks:* All mobile homes shall meet the setbacks for accessory structures.
2. Permanent Structures as Farm Employee Dwellings
 - a. *Permit Required:* A Conditional Use Permit approval shall be required for the use of an additional single family or multiple family dwelling as a farm employee dwelling.
 - b. *Compliance:* A single family dwelling intended as such must comply with the minimum requirements of the R-1-C District. All permanent structures shall meet the setbacks for accessory structures and the requirements of the 1997 Uniform Building Code, as amended.
 - c. *Provision of Water and Sewer:* Proof of adequate provisions for water, sewer, fire protection, other utilities and access shall be provided.
 - d. *Conformance to Subdivision and Zoning Code:* No farm employee dwelling shall be deeded, leased, or rented without conforming to Adams County subdivision and zoning standards and regulations.

4-03-02-02-04 **STABLES**

1. *Setback from Residence on Property:* All stables shall be set back twenty-five (25) feet from any residence on the property.
2. *Setback from Adjacent Property:* All stables shall be set back one hundred (100) feet from any dwelling or pool on an adjacent property.

3. *Maintenance:* All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department. When in use, stables shall be cleaned weekly.
4. *Pest Control:* Environmental and/or chemical and scientific controls shall be provided for pest control.
5. *Drainage:* Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution. Stables shall be well drained and dry, and shall not be located within or cross drainages whether intermittent or perennial.
6. *Care of Animals:* All animals shall be cared for in a humane and sanitary manner as approved by Adams County Animal Control.

4-03-02-02-05 VENDING AND PRODUCE STANDS

1. *Minimum Lot Area:* No vending or produce stand shall be located on a parcel of land less than four hundred (400) square feet in size.
2. *Location:* The stand shall be located on a gravel, recycled asphalt, or paved parking lot or on agricultural land. The stand shall not block or be located within any right-of-way or public sidewalk.
3. *Period of Operation:* The stand shall operate for no more than ninety (90) days annually.
4. *Hours of Operation:* The stand shall limit its hours of operation to 7:00 AM to 7:00 PM.
5. *Setbacks:* The setbacks for the zone district in which the stand is located shall apply.
6. *Signage:* All signs shall be affixed to the stand. The total sign area shall not exceed sixteen (16) square feet in area.
7. *Parking:* Parking for the stand shall not block or be located within any right-of-way or public sidewalk. At least five (5) off-road parking spaces shall be provided per two hundred (200) square feet of stand area.
8. *Access:* All vending and produce stands shall have highway, arterial, or collector road access.
9. *Other Requirements:* All temporary vending and produce stands shall also comply with the requirements of Section 4-05-02-08.

4-03-02-02-06 **WIND POWERED GENERATORS**

1. *Maximum Height of Generator:* The height of the generator, including blades, shall not exceed the height limit of the zone district in which the generator is located, unless a height exemption is granted by the Board of Adjustment. The maximum height of the generator may be further restricted if located within an aviation zone district.
2. *Minimum Height of Blades Above Ground:* Twenty (20) feet.
3. *Minimum Setbacks:* No wind generator shall be located closer than the height of the generator from any property line, unless granted by the Board of Adjustment. ***Adopted by the BoCC on December 13, 2010**
4. *Number of Generators Permitted:* Only one (1) generator per lot or parcel is permitted unless a Conditional Use Permit is approved.
5. *Location:* The generator serving the structure shall be located on the same lot as the structure it serves.
6. *Liability Coverage:* The County shall be provided with a copy of rider to owner's insurance showing coverage of liability prior to issuance of a building permit for construction of a wind powered generator.
7. *High Wind Mitigation:* The County shall be provided with assurance from the manufacturer all safety features to mitigate the effects of high wind conditions have been designed for the particular generator prior to issuance of a building permit for construction of a wind powered generator.
8. *Storage Batteries:* Storage batteries, if applicable, shall be housed in accordance with the following standards:
 - a. *Location:* The structure shall be accessory to and detached from the residence by a minimum of twenty (20) feet.
 - b. *Ventilation:* Adequate ventilation shall be provided in the structure to eliminate the accumulation of explosive gases.
9. *Noise Levels:* Permitted noise levels shall meet the performance standards of these standards and regulations.
10. *Electromagnetic and Electrical Interference:* No equipment shall be operated in such a manner as to adversely affect the operation of any off-premises electrical, radio or television equipment. No use may be made of land or water within the County, which will create electrical interference with navigational signals for radio communications between an aviation facility and aircraft.

11. *Manual Shut-off Required:* Any individual wind powered generator shall include a manual shut-off, which may be utilized by utility company personnel.

12. *Utility Company Approval:* The local utility provider of gas and electric service shall provide written approval prior to construction.

4-03-03 ACCESSORY USES, RESIDENTIAL

4-03-03-01 GENERAL ACCESSORY USES PERMITTED

The following general accessory uses are permitted in Residential Districts:

1. Animal Keeping (see Section 4-21 Animal Keeping for detailed performance standards)
2. Barns (see Section 4-03-02-02-01 Accessory Uses, Agricultural for detailed performance standards)
3. Class Instruction (see Section 4-03-03 Accessory Uses, Residential for detailed performance standards)
4. Communication Tower, Non-Commercial (see Section 4-03-02-02-02 Accessory Uses, Agricultural for detailed performance standards)
5. Day Care Homes (see Section 4-03-03-02-02 Accessory Uses, Residential for detailed performance standards)
6. Family Foster Homes
7. Garages (see Section 4-03-03-02-03 Accessory Uses, Residential for detailed performance standards)
8. Garage or Yard Sale (see Section 4-03-03-02-04 Accessory Uses, Residential for detailed performance standards)
9. Greenhouses, Private (see Section 4-03-03-02-05 Accessory Uses, Residential for detailed performance standards)
10. Home Occupations (see Section 4-03-03-02-06 Accessory Uses, Residential for detailed performance standards)
11. Household Pets (see Section 4-03-03-02-07 Accessory Uses, Residential for detailed performance standards)
12. Kennel, Private (see Section 4-03-03-02-08 Accessory Uses, Residential for detailed performance standards)
13. Parking (see Section 4-12 Parking and Loading for detailed performance standards)

14. Signs (see Section ~~0-004-01~~ Signs and Outdoor Commercial Advertising Devises for detailed performance standards)
15. Solar Energy Systems (see Section 04-03-03-02-10 Accessory Uses, Residential for detailed performance standards)
16. Stables (see Section 04-03-02-02-04 Accessory Uses, Agricultural for detailed performance standards)
17. Storage, Private (see Section 04-03-03-02-11 Accessory Uses, Residential for detailed performance standards)
18. Storage, Vehicle and Machine (see Section 04-03-03-02-12 Accessory Uses, Residential for detailed performance standards)
19. Swimming Pools, Private (see Section 04-03-03-02-13 Accessory Uses, Residential for detailed performance standards)
20. Temporary Use. All temporary uses shall meet the temporary use performance standards contained in Section 4-05 and shall be required to obtain a Special Use Permit unless the temporary use is a permitted principal use within the zone district in which it will be located.
21. Vending and Produce Stands (see Section 4-03-02-02-05 Accessory Uses, Agricultural for detailed performance standards)
22. Wind Powered Generators (see Section 4-03-02-02-06 Accessory Uses, Agricultural for detailed performance standards)
23. Other accessory uses approved by the ~~Director of Planning and Development~~Director of Community and Economic Development. The ~~Director of Planning and Development~~Director of Community and Economic Development may require the accessory use meet performance standards for similar uses permitted by these standards and regulations.

4-03-03-02 PERFORMANCE STANDARDS

4-03-03-02-01 CLASS INSTRUCTION

1. *Incidental Use:* The class instruction shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the character of the dwelling.
2. *Indoor Activities:* All activities related to the class instruction shall be conducted entirely within a dwelling.
3. *Employees:* The class instruction shall be conducted by the inhabitants of the dwelling and shall have only one (1) additional employee.

4. *Exterior Advertising:* There shall be no exterior advertising other than identification of the class instruction with a sign not exceeding 6 square feet which must be located on the face of the home.
5. *No Sales on Premises:* There shall only be incidental sales of stocks, supplies or products conducted on the premises.
6. *No Outdoor Storage:* There shall be no exterior storage on the premises of material or equipment used as a part of the class instruction.
7. *No Offensive Impacts:* There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

4-03-03-02-02 DAY CARE CENTERS AND HOMES (ADULT* AND CHILD)

1. General
 - a. *Licensing:* Day care facilities must be properly licensed by the State of Colorado.
 - b. *Drop-Off/Pick-Up Areas:* Day care facilities must provide adequate drop-off and pick-up areas. The required area shall be based upon the maximum number of individuals cared for at a single time. Specifically, there shall be one-hundred-sixty (160) square feet of signed off-road drop-off/pick-up area for every eight individuals. All drop-off space shall meet the requirements of these standards and regulations and be approved by the ~~Director of Community and Economic Development~~ Director of Planning and Development.
 - c. *Outdoor Recreation Facilities:* Where outside recreation facilities are provided, a six-foot high sight-obscuring fence around the recreation area shall be required to be maintained and the recreation area shall be situated in the rear half of the site.
 - d. *Residential Appearance:* Existing residential structures shall not be significantly modified in appearance.
 - e. *Access:* Day care centers shall be located on collector or arterial roads. Day Care Homes may be located on local roads.
 - f. *New Construction in Residential Area:* Any new construction allowed in an agricultural or residential zone district for the operation of a day care center shall substantially resemble a conventional single-family dwelling.
2. Child Day Care Home

- a. *Maximum Number of Children not Attending School Fulltime:* The maximum number of children shall be six (6), including the caretaker's children under sixteen (16) years of age not attending full-day school.
 - b. *Additional Children:* Day care may be provided to no more than two (2) additional children of school age, either before or after school hours, and on days during the regular school year when school is not in session, such as conference days and holidays, but not including summer vacations.
3. *Adult Day Care Home* ***Adopted by the BoCC on December 13, 2010**
- a. *Maximum Number of Adults:* Elderly day care homes shall be permitted as an accessory use, provided the maximum number of elderly persons receiving care, protection, and supervision in any such home shall not exceed four (4) at any given time.
 - b. *Criminal Background Investigation:* The Adams County Sheriff's Office shall complete a Criminal Background Investigation and shall issue identification cards to all employees/operators.
 - c. *Annual Reporting:* The applicant/operator shall provide an annual report for review by the [Director of Community and Economic Development](#) ~~Director of Planning and Development~~ and the Adams County Sheriff's Office. Reports shall include recertification of any education requirements, revised Criminal Background Investigation, and issuance of identification cards to any new employees.

4-03-03-02-03 GARAGES

1. *Maximum Height:* Twenty-four (24) feet unless otherwise restricted by the zone district.
2. *Maximum Rear Yard Coverage:* A garage may not occupy more than thirty percent (30%) of any rear yard.

4-03-03-02-04 GARAGE OR YARD SALES

1. *Maximum Sales Permitted per Year:* No more than two (2) garage or yard sales shall be permitted per calendar year for any one residence.
2. *Period of Operation:* A garage or yard sale shall not exceed a period of three (3) consecutive days.
3. *Hours of Operation:* The garage or yard sale shall limit its hours of operation to 7:00 AM to 7:00 PM.

4. *Signage:* The total sign area shall not exceed sixteen (16) square feet in area. All signage shall be located on private property and not within the public right-of-way.

4-03-03-02-05 GREENHOUSES, PRIVATE

1. *Location:* The greenhouse shall not be located in any front yard.
2. *Setback from Residential Zone:* Not applicable.

4-03-03-02-06 HOME OCCUPATIONS

1. *Maximum Floor Area:* The area to be used for home occupation activities shall not exceed one-half (1/2) the floor area of the dwelling unit.
2. *Incidental Use:* A home occupation shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the character of the dwelling.
3. *Indoor Activities:* All activities related to a home occupation shall be conducted entirely within a dwelling, garage or other accessory building. If conducted in an accessory building, the building shall meet the accessory building requirements of these standards and regulations.
4. *Employees:* A home occupation shall be conducted by the inhabitants of the dwelling.
5. *Exterior Advertising:* There shall be no exterior advertising other than identification of the business with a sign not exceeding six (6) square feet which must be located on the face of the home.
6. *No Sales on Premises:* There shall only be incidental sales of stocks, supplies or products conducted on the premises.
7. *No Outdoor Storage:* There shall be no exterior storage on the premises of material or equipment used as a part of the home occupation.
8. *No Truck Storage:* There shall be no interior or exterior keeping, parking, or storage on the premises of any vehicles in excess of seven thousand (7,000) pounds Gross Vehicle Weight (G.V.W) , used for a commercial purpose in the Agricultural and Residential Zone Districts in conjunction with a home occupation.
9. *No Offensive Impacts:* There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.
10. *Permitted Home Occupations:* The following uses are examples permitted of home occupations:

- a. Art Studio
 - b. Class Instruction (See Section 4-03-03-02-01 for detailed performance standards for class instruction)
 - c. Dressmaking or Millinery Work
 - d. Professional Office
 - e. Office for Insurance or Real Estate Sales
 - f. Teaching
11. *Uses Not Considered Home Occupations:* The following uses are not considered home occupations:
- a. Animal Hospital
 - b. Long-Term Care Facility
 - c. Restaurant
 - d. Bed & Breakfast (A bed and breakfast is considered a principally permitted use.)
 - e. Group Living Facility (A group home is considered a principally permitted use, depending upon occupancy.)
 - f. Auto Painting, Repair, Sales, Service, or Storage
 - g. Truck Repair, Sales, Service, or Storage

4-03-03-02-07 HOUSEHOLD PETS

1. *Permitted Number of Household Pets:* See the Animal Density in Section 4-20 to calculate the number of permitted household pets.
2. *Less than 35 Acre Parcel:* All household pets shall be penned or confined to their owner's property, except when on a leash and in the control of the owner.
3. *Conformance with Private Kennel Standards:* The keeping of more than ten (10) dogs and/or cats, shall conform to private kennel performance standards (See Section 4-03-03-02-08).
4. *Other Standards:* All animal keeping shall conform to Section 4-20 of these standards and regulations.

4-03-03-02-08 KENNELS, PRIVATE

1. *Permitted Number of Dogs and/or Cats:* See the Animal Density in Section 4-21 to calculate the number of permitted household pets.
2. *Building Permit Required:* A building permit shall be obtained for all kennels, pens, shelters or other similar structures.

3. *Prohibited Animals:* Boarding dogs and/or cats other than those animals owned by the resident and/or owner and immediate family shall be prohibited.
4. Minimum Space Requirements
 - a. *Dogs:* Each dog shall be provided a minimum space equal to the following equation:
 - (1) Width of Kennel = Length of dog from nose to base of tail + 2 feet.
 - (2) Length of Kennel = Width of Kennel + 2 feet.
 - (3) Height of Kennel = Head height of dog standing on all four legs + 1 foot.
 - b. *Cats:* Each adult cat shall be provided a minimum of six (6) cubic feet of area. Adult female cats with kittens below three (3) months of age shall be provided with a minimum of eight (8) cubic feet of area.
5. *Garbage Disposal:* All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department.
6. *Pest Control:* Environmental and/or chemical and scientific controls shall be provided for pest control.
7. *Drainage:* Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
8. *Mixing of Dogs and Cats:* Dogs and cats shall not be housed in the same primary enclosure.
9. *Care of Animals:* All dogs and/or cats shall be cared for in a humane and sanitary manner as approved by Adams County Animal Control.
10. *Other Standards:* All animal keeping shall conform to Section 4-21 of these standards and regulations.

4-03-03-02-09 PIGEON AND ANIMAL KEEPING

1. *Permitted Number of Pigeons or Animals:* See the Animal Density Table in Section 4-20 to calculate the number of permitted household pets.
2. *Loft Floor Space:* There shall be at least one (1) square foot of loft floor space for each mature pigeon.

3. *Loft Design:* The pigeon loft shall be of such sufficient size and design, and constructed of such material, so it can be easily maintained in a clean and sanitary condition.
4. *Loft Compliance:* The loft shall be in compliance at all times with all applicable Tri-County Health regulations.
5. *Setback from Residential Structure:* The loft shall be set back a minimum of twenty-five (25) feet from any residential structure.
6. *Lot Line Setbacks:* The loft shall be set back from all lot lines in accordance with the accessory setbacks for the zone district in which it is located.
7. *Pigeon Feed:* All pigeon feed shall be stored in such containers as to protect against intrusion by rodents and other vermin.
8. *Pigeon Feeding:* All pigeons shall be fed within the confines of the loft.
9. *Pigeon Release for Flying:* Pigeons will not be released for flying for four (4) hours after feeding.
10. *Pigeon Confinement:* All pigeons shall be confined to the loft, except for limited periods necessary for exercise, training and competition. At no time shall pigeons be allowed to perch or linger on the buildings or property of individuals other than the owner of the pigeons.
11. *Other Standards:* All pigeon and animal keeping shall conform to Section 4-20 of these standards and regulations.

4-03-03-02-10 SOLAR ENERGY SYSTEM

1. *Property Served:* The solar energy system shall be designed to only provide energy for the property upon which it is located. However, excess energy may be sold as permitted by state and federal law.
2. *Maximum Height of Attached Panels:* Solar panels attached to a roof shall not exceed the maximum permitted height of the structure type by more than five (5) feet.
3. *Maximum Height of Detached Solar Panels:* Fifteen (15) feet
4. *Location of Detached Panels:* Detached solar panels are prohibited within any setback area or between the front or side corner property line and the front building line of the principal structure.

4-03-03-02-11 STORAGE, PRIVATE

1. *Maximum Height:* Twenty-four (24) feet

2. *Maximum Rear Yard Coverage:* A storage structure may not occupy more than thirty percent (30%) of any rear yard.

4-03-03-02-12 STORAGE, VEHICLES AND MACHINES

1. *Prohibited Vehicles and Machines:* No vehicle in excess of seven thousand (7,000) pounds gross vehicle weight (G.V.W.) shall be kept, stored, or parked in a residential zone or A-1 zone district, except by Conditional Use Permit. This shall include, but is not limited to tractor trailers, over-the-road semi trucks, road cleaners, motor graders, tow trucks, and similar maintenance or construction equipment. This prohibition does not apply to vehicles being utilized for agricultural purposes on site or private, non-commercial purposes.
2. *Permitted Vehicles and Machines:* Boats, boat trailers, trailers, campers, fifth-wheel trailers, motor homes, stock cars, ski mobiles, or any other recreational vehicles may be stored or parked in a residential zone or A-1 zone district provided the storage or parking meets the performance standards listed below.
3. Total Number of Recreational Vehicles, Vehicles and/or Machines Permitted
 - a. *Lots less than 1 Acre:* A total of two (2) recreational vehicles, vehicles or machines may be stored outdoors.
 - b. *Lots of 1 Acre or More:* A total of two (2) recreational vehicles/vehicles per acre, with a maximum of five (5) recreational vehicles/vehicles may be stored outdoors.
4. *Recreation Vehicles Stored on a Trailer:* Recreation vehicles stored on a trailer shall be counted as one (1) vehicle.
5. *Recreational Vehicle as a Residence:* No motor homes, trailer, or 5th wheel shall be occupied by guests longer than one (1) month in conjunction with a residence.
6. *Right-of-Way Parking:* Recreational vehicles or any type of trailer are only permitted to be stored, or parked on any public right-of-way for a maximum period of twenty-four (24) hours. The same recreational vehicle or trailer shall not be moved and re-parked within a five (5) mile vicinity for six (6) months. Machines, unlicensed vehicles, or inoperable vehicles are not permitted to be stored or parked on any public right-of-way for any time period.
7. *Inoperable and Unlicensed Vehicles:* The outdoor parking of any inoperable vehicle, or unlicensed vehicle, or unused vehicle, motor vehicle or trailer without a valid State Motor Vehicle Registration Certificate and (if required) a valid State Air Quality Control Emissions Certificate State Inspection Certificate, shall be prohibited.

8. *Storage on an approved surface:* In residential zone districts, all storage of vehicles and machines listed in this section shall be located on an approved, hard surface of asphalt or concrete and no parking of vehicles is allowed in the back yard or any landscaped area. In the A-1 zone district, all storage of vehicles and machines listed in this section may be located on gravel or recycled asphalt and no parking of vehicles is allowed in the back yard or on any landscaped area. Gravel or recycled asphalt areas within the rear or side setback is not considered part of the back yard and parking is permitted.

4-03-03-02-13 SWIMMING POOL

1. *Location:* No swimming pool shall be located in the area from the right-of-way to the front structure line.
2. *Fencing:* All swimming pools shall be completely enclosed by a fence not less than forty-eight (48) inches in height with no opening large enough to permit children to pass through other than gates or doors equipped with self-latching devices placed on the inside top of the gate.
3. *Pre-Existing Pools:* All pre-existing pools shall be completely enclosed by a fence no later than six (6) months following adoption of these standards and regulations.
4. *Wading Pools:* Wading pools with a maximum possible water depth of twenty (20) inches or less are not required to be fenced.

4-03-04 ACCESSORY USES, COMMERCIAL

4-03-04-01 GENERAL ACCESSORY USES PERMITTED

The following general accessory uses are permitted in Commercial Districts:

1. Caretaker Dwelling (see Section 04-03-04-02-01 Accessory Uses, Commercial for detailed performance standards)
2. Communication Tower, Non-Commercial (see Section 4-03-02-02-02 Accessory Uses, Agricultural for detailed performance standards)
3. Guard Dogs (see Section 4-03-04-02-02 Accessory Uses, Commercial for detailed performance standards)
4. Outdoor Storage, Loading and Garbage Areas (see Section 4-03-04-02-03 Accessory Uses, Commercial for detailed performance standards)
5. Parking (see Section 04-21 Parking and Loading for detailed performance standards)

6. Signs (see Section ~~0-004-01~~ Signs and Outdoor Commercial Advertising Devises for detailed performance standards)
7. Solar Energy Systems for use on Property (see Section 4-03-03-02-10 Accessory Uses, Residential for detailed performance standards)
8. Temporary Use. All temporary uses shall meet the temporary use performance standards contained in Section 4-05 and shall be required to obtain a Special Use Permit unless the temporary use is a permitted principal use within the zone district in which it will be located.
9. Vending and Produce Stands (see Section 04-03-02-02-05 Accessory Uses, Agricultural for detailed performance standards)
10. Wind Powered Generators (see Section 4-03-02-02-06 Accessory Uses, Residential for detailed performance standards)
11. Other accessory uses approved by the ~~Director of Planning and Development~~Director of Community and Economic Development. The ~~Director of Planning and Development~~Director of Community and Economic Development may require the accessory use meet performance standards for similar uses permitted by these standards and regulations.

4-03-04-02 PERFORMANCE STANDARDS

4-03-04-02-01 CARETAKER DWELLING

1. *Permitted Dwelling Types:* An apartment, detached single family dwelling or mobile home may be established as a caretaker dwelling provided the following design standards are met.
2. *Minimum Dwelling Size:* Seven-hundred-fifty (750) square feet
3. *Number of Accessory Dwellings:* Only one (1) accessory dwelling is allowed per lot.
4. Mobile Home as a Caretaker Dwelling
 - a. Permit Required: A Special Use permit shall be required for the use of a mobile home as a caretaker dwelling.
 - b. Condition: All mobile homes shall be provided with potable water meeting the pressure requirements of the 1997 Uniform Building Code, as amended and meeting the minimum drinking water quality standards established by the ~~Colorado Department of Public Health and Environment~~Colorado Department of Health. All homes shall be provided with sanitary sewer or an individual sewage disposal system meeting the requirements of the Tri-County Health Department. Mobile homes shall be in sound

- condition and shall be placed on a concrete pad, blocked, and properly anchored and skirted.
- c. Setbacks: All mobile homes shall meet the setbacks for accessory structures. Mobile homes shall be placed so as to protect them from noise, vibration, heat, and other potential negative impacts of the commercial use.
5. Permanent Structures as a Caretaker Dwelling
 - a. Permit Required: A Conditional Use Permit approval shall be required for the use of an additional single family or multiple family dwelling as a caretaker dwelling.
 - b. Compliance: A single family dwelling intended as such a dwelling must comply with the minimum requirements of the R-1-C District. All permanent structures shall meet the setbacks for accessory structures and the requirements of the 1997 Uniform Building Code, as amended.
 - c. Provision of Water and Sewer: Proof of adequate provisions for water, sewer, fire protection, other utilities and access shall be provided.
 - d. Conformance to Subdivision and Zoning Code: No commercial farm employee dwelling shall be deeded, leased, or rented without conforming to these standards and regulations.

4-03-04-02-02 *GUARD DOGS*

1. *Number of Guard Dogs Permitted*: See the Animal Density Table in Section 4-20 to calculate the number of permitted household pets.
2. *Confinement of Guard Dog(s)*: The area being patrolled by a guard dog(s) shall be fenced with a minimum seventy-two (72) inch high chain link or solid screen fence.
3. *Notice of Guard Dog(s)*: A sign warning of the presence of said dog(s) stating what hours the dog(s) is on patrol shall be posed in plain view of the public around the perimeter of the fenced area. The sign must also state the name of the owner and the handler of the dog(s), with a phone number where the handler can be reached.
4. *Garbage Disposal*: All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department.
6. *Pest Control*: Environmental and/or chemical and scientific controls shall be provided for pest control.

7. *Care of Animals:* All dogs shall be cared for in a humane and sanitary manner as approved by Adams County Humane Society and Adams County Animal Control.

4-03-04-02-03 OUTDOOR STORAGE, LOADING, GARBAGE, AND MECHANICAL EQUIPMENT AREAS

1. *Location:* No outdoor storage, loading or garbage collection or compaction areas shall be located within twenty (20) feet of any public road, public sidewalk or pedestrian way.
2. *Incorporation into Overall Design:* Loading docks, truck parking, outdoor storage, utility meters, HVAC and other mechanical equipment, garbage collection, garbage compaction, and other service functions shall be incorporated into the overall design theme of the building and the landscape so the architectural design is continuous and uninterrupted by ladders, towers, fences and equipment.
3. *Screening:* All outdoor storage, loading or garbage collection or compaction areas shall be located and screened so the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public roads. No attention shall be attracted to these by use of screening materials different from or inferior to the principal materials of the principal structure and landscape. If areas are to be covered, then the covering shall conform to those used as predominant materials and colors on the principal structure.
4. *Rooftop Equipment:* All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design to the maximum extent feasible.

4-03-05 ACCESSORY USES, INDUSTRIAL

4-03-05-01 GENERAL ACCESSORY USES PERMITTED

The following general accessory uses are permitted in Industrial Districts:

1. Caretaker Dwelling (see Section 04-03-04-02-01 Accessory Uses, Commercial for detailed performance standards)
2. Communication Tower, Non-Commercial (see Section 4-03-02-02-02 Accessory Uses, Agricultural for detailed performance standards)
3. Guard Dogs (see Section 4-03-04-02-02 Accessory Uses, Commercial for detailed performance standards)

4. Outdoor Storage, Loading and Garbage Areas (see Section 4-03-04-02-03 Accessory Uses, Commercial for detailed performance standards)
5. Parking (see Section 4-21 Parking and Loading for detailed performance standards)
6. Signs (see Section ~~0-004-01~~ Signs and Outdoor Commercial Advertising Devises for detailed performance standards)
7. Solar Energy Systems for use on Property (see Section 4-03-03-02-10 Accessory Uses, Residential for detailed performance standards)
8. Temporary Use. All temporary uses shall meet the temporary use performance standards contained in Section 4-05 and shall be required to obtain a Special Use Permit unless the temporary use is a permitted principal use within the zone district in which it will be located.
9. Vending and Produce Stands (see Section 4-03-02-02-05 Accessory Uses, Agricultural for detailed performance standards)
10. Wind Powered Generators (see Section 4-03-02-02-06 Accessory Uses, Residential for detailed performance standards)
11. Other accessory uses approved by the ~~Director of Community and Economic Development~~ Director of Planning and Development. The ~~Director of Community and Economic Development~~ Director of Planning and Development may require the accessory use meet performance standards for similar uses permitted by these standards and regulations.

4-04 SPECIAL USES PERFORMANCE STANDARDS**4-04-01 GENERAL PROVISIONS****4-04-01-01 OBTAIN A SPECIAL USE PERMIT**

All special uses shall obtain a Special Use Permit prior to beginning operation. All special uses shall comply with the performance standards established by Section 4-04 for the special use. The permit issuing authority shall be the Board of Adjustment. Special uses shall also conform to all zone district standards contained in these standards and regulations.

4-04-01-02 DURATION OF SPECIAL USE

No special use shall be permitted for a period exceeding five (5) years, unless otherwise noted. Renewals of special uses may be granted in one (1) year increments, following the same procedures as the original permit issuance. Temporary Use/ Special Use Permits may only be issued for maximum of ninety-days (90) days administratively. Any operation proposed to operate greater than ninety-days (90) shall be processed as a Special / Temporary Use Permit before the Board of Adjustment.

4-04-01-03 ZONE DISTRICT STANDARDS AND REQUIREMENTS APPLY

Setbacks and all other standards and requirements of the zone district in which the special use is located shall apply to all structures connected with the special use.

4-04-01-04 NO UNDUE DISTURBANCE TO RESIDENTIAL NEIGHBORHOODS

Lighting, activities, noise, or increased traffic associated with a special use shall not unreasonably disturb surrounding residential neighborhoods.

4-04-01-05 NO DISRUPTION TO COMMERCIAL OR INDUSTRIAL USES

Lighting, activities, noise, or increased traffic associated with a special use shall not unreasonably disrupt the operation of nearby commercial or industrial uses.

4-04-01-06 SIGNAGE

Any signs associated with an approved Special Use Permit shall be considered a permanent sign and are required to obtain a sign permit and, if applicable, a building permit. ***Adopted by the BoCC on December 13, 2010**

4-04-02 PERFORMANCE STANDARDS FOR SPECIFIC SPECIAL USES

4-04-02-01 CONCRETE AND ASPHALT MIXING PLANTS

4-04-02-01-01 SPECIAL USE PERMIT REQUIRED

All concrete or asphalt mixing plants intended to be in operation shall obtain a Special Use Permit. However, concrete or asphalt mixing plants may be issued a Temporary Use Permit by the [Community and Economic Development Department](#) ~~Department of Planning and Development~~ for a maximum of ninety-days (90) in advance of any hearing before the Board of Adjustment. Industrial Zone Districts, which allow concrete or asphalt mixing plants may be allowed with a Building Permit only.

4-04-02-01-02 MINIMUM LOT AREA

No temporary cement or asphalt mixing plants shall be located on a parcel of land less than one-half (½) acre in size.

4-04-02-01-03 LOCATION

The use shall be located on the same property or right-of-way, or directly adjacent to the same property or right-of-way, as the construction project.

4-04-02-01-04 PERIOD OF OPERATION

Temporary cement and asphalt mixing plants shall only be permitted as an accessory use to the construction of roads or other public improvements.

4-04-02-01-05 HOURS OF OPERATION

The temporary cement and asphalt mixing plants shall limit the hours of operation to 7:00 AM to 7:00 PM.

4-04-02-01-06 **SETBACK FROM OCCUPIED STRUCTURE**

Not applicable.

4-04-02-01-07 **USE AREA SETBACK**

Vehicle use areas, material storage areas, and structures shall be setback at least one hundred (100) feet from the property boundary.

4-04-02-01-08 **ACCESS**

All temporary mixing plants shall have highway, arterial, or collector road access.

4-04-02-01-09 **DUST CONTROL**

It is the responsibility of the temporary plant operator to control dust, dirt, and any other debris from blowing from the site on to other properties.

4-04-02-01-10 **ROAD DAMAGE**

Any road damage to the roads providing access to the site of the temporary plant shall be repaired by the temporary plant operator as deemed necessary by the ~~Director of Transportation~~ Director of Public Works. The ~~Director of Transportation~~ Director of Public Works shall require the plant operator to post a performance bond to cover all potential repair costs.

4-04-02-01-11 **TRUCKING**

Due to the magnitude of the use, the Director of Transportation ~~Director of Public Works~~ may add additional standards regarding trucking routes and the size of loads to protect the general welfare of the citizens.

4-04-02-02 **CONSTRUCTION AND/OR SALES OFFICE TRAILERS**

4-04-02-02-01 **SPECIAL USE PERMIT REQUIRED**

Construction and/or sales office trailers intended to be in operation shall obtain a Special Use Permit. However, construction and/or sales office trailers may be issued a Temporary Use Permit by the Community and Economic Development Department ~~Department of~~

~~Planning and Development~~ for a maximum of ninety-days (90) in advance of any hearing before the Board of Adjustment.

4-04-02-02-02 MINIMUM LOT AREA

No office trailer shall be located on a parcel of land less than one thousand (1,000) square feet in size.

4-04-02-02-03 LOCATION

The office trailer shall be located within or adjacent to the development project the office is associated with and is only permitted for the duration of the project.

4-04-02-02-04 PERIOD OF OPERATION

An office trailer shall only be permitted as an accessory use to construction projects.

4-04-02-02-05 NO ACCOMMODATIONS IN OFFICE

The office trailer shall contain no sleeping or cooking accommodations.

4-04-02-02-06 SETBACK FROM OCCUPIED STRUCTURE

Not applicable.

4-04-02-02-07 OTHER SETBACKS

The setbacks for the zone district shall apply.

4-04-02-02-08 WATER AND SANITATION

All office trailers shall have adequate water and sanitation approved by the Tri-County Health Department, which may include bottled water and/or portable toilet facilities.

4-04-02-03 INERT FILL OPERATIONS

4-04-02-03-01 SPECIAL USE PERMIT REQUIRED

4-04-02-03-02 INERT FILL OPERATIONS INTENDED TO BE IN OPERATION FOR MORE THAN SIX (6) MONTHS SHALL OBTAIN A

SPECIAL USE PERMIT. INERT FILL OPERATIONS MAY BE ISSUED A TEMPORARY USE PERMIT BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT FOR A MAXIMUM OF SIX (6) MONTHS. *ADOPTED BY THE BOCC ON DECEMBER 13, 2010
MAXIMUM FILL AREA

No Special Use Permit for inert fill shall be issued if the area to be filled is greater than ten (10) acres. Any operation proposed to fill greater than ten (10) acres shall be processed as a Conditional Use Permit (see Chapter 2).

4-04-02-03-03 *MAXIMUM AMOUNT OF FILL MATERIAL*

A Conditional Use Permit (see Chapter 2) for inert fill is required if the amount of material is greater than five-hundred-thousand (500,000) cubic yards. Any operation proposed to fill a site with less than five-hundred-thousand (500,000) cubic yards may be processed as a Temporary Use / Special Use Permit, depending on the duration of the project.

4-04-02-03-04 *PERIOD OF OPERATION*

Special Use Permits for inert fill may only be issued for a maximum of five (5) years. Any operation proposed to operate less than six (6) months may be processed as a Temporary Use Permit. Any operation proposed to operate for greater than five (5) years shall be processed as a Conditional Use Permit (see Chapter 2). ****Adopted by the BoCC on December 13, 2010***

4-04-02-03-05 *HOURS OF OPERATION*

The inert fill operation shall limit its hours of operation from 6:00 AM to 10:00 PM, unless otherwise restricted by the Board of Adjustment.

4-04-02-03-06 *SOURCE OF MATERIAL*

The site operator shall have sole discretion of the source of fill material and shall provide details of the source material with the permit application.

4-04-02-03-07 *GROUNDWATER IMPACTS*

Fill material is not likely to contaminate ground water. ****Adopted by the BoCC on December 13, 2010***

4-04-02-03-08 *TRAFFIC/HAUL ROUTE*

The haul route for the traffic to and from the fill operation shall be provided with the permit application and may be jointly reviewed and a recommendation forwarded to the Board of Adjustment for their consideration and decision.

4-04-02-03-09 *GRADING AND DRAINAGE*

The final grading and drainage plan shall be provided with the permit application and may be approved by the Community and Economic Development Department ~~(?) Department of Public Works~~.

4-04-02-04 *TEMPORARY STRUCTURES (TENTS)**

***Adopted by the BoCC on December 13, 2010**

4-04-02-04-01 *SPECIAL USE PERMIT REQUIRED*

A Special Use Permit shall be obtained for any temporary structure intended to be located on a property for more than ninety (90) days. Any structure intended to be used for less than ninety (90) days may obtain a Temporary Use Permit.

4-04-02-04-02 *PERIOD OF OPERATION*

Special Use Permits for temporary structures may only be issued for a maximum of two and a half (2.5) years.

4-04-02-04-03 *CODE REQUIREMENTS*

All Temporary Structures shall meet the building and fire code requirements prior to approval of any Temporary or Special Use Permit.

4-04-02-04-04 *MAXIMUM SIZE*

Temporary Structures shall not exceed a gross floor area of eight hundred (800) square feet per structure.

If multiple temporary structures are located on one site, all requirements of the Adams County Temporary Structures under Section 4-07-02-03 shall be followed.

4-04-02-04-05 LOCATION

The temporary structure shall be located on gravel, recycled asphalt, or paved parking lot or on agricultural land. The structure shall not block or be located within any right-of-way or public sidewalk. The structure shall not be located within any required parking spaces. The structure shall meet all zone district requirements for which the structure is located.

4-04-02-04-06 HEIGHT

The temporary structure shall not exceed the height limit of the zone district in which the structure is located.

4-04-02-04-07 EXITS

Stands (wood built structures)

Any stand measuring more than twenty-five (25) feet in length across the face shall have two (2) exits. Exit doors shall be a minimum of twenty (20) inches in width and six (6) feet in height and swing in the direction of egress. Stands with floor areas between three hundred (300) and four hundred (400) square feet must have three (3) exits.

Tents

All aisles within a tent shall measure no less than 48 inches in width. All tents shall have at least two sides of the tent open and unobstructed for use as an exit.

4-04-02-04-08 CONSTRUCTION MATERIALS

All temporary structures shall be constructed of wood, metal, fire retardant tent as approved by the ~~Adams County Public Works~~Department of Community and Economic Development ~~???~~ Building ~~Section~~Division or other approved materials. Stands shall not have wheels or tires. Combustible construction materials shall be painted with a water based latex paint.

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4-04-02-04-09 ANCHORING

All temporary structures shall be properly anchored to the ground as approved by the Adams County ~~Public Works~~Department of Community and Economic Development Building ~~Section~~Division.

4-04-02-04-10 WIRING

Electrical wiring shall meet all requirements of the State of Colorado.

4-04-02-05 **VENDING AND PRODUCE STANDS**

4-04-02-05-01 ***SPECIAL USE PERMIT REQUIRED***

Vending and/or produce standards intended to be in operation shall obtain a Special Use Permit. However, vending and/or produce stands may be issued a Temporary Use Permit by the Community and Economic Development Department ~~Department of Planning and Development~~ for a maximum of ninety-days (90) in advance of any hearing before the Board of Adjustment.

No Special Use Permit shall be required for a produce stand located on agriculturally zoned land provided the stand is an accessory use and meets the performance standards in Section 4-03-02-02-05. In addition, no Special Use Permit shall be issued if the stand has been erected on the subject site without a Temporary Use Permit from the ~~Department of Planning and Development~~ Community and Economic Development Department.

4-04-02-05-02 ***MINIMUM LOT AREA***

No vending or produce stand shall be located on a parcel of land less than four hundred (400) square feet in size.

4-04-02-05-03 ***LOCATION***

The stand shall be located on a gravel, recycled asphalt, or paved parking lot or on agricultural land. The stand shall not block or be located within any right-of-way or public sidewalk.

4-04-02-05-04 ***PERIOD OF OPERATION***

The stand shall operate for no more than ninety (90) days annually.

4-04-02-05-05 ***HOURS OF OPERATION***

The stand shall limit its hours of operation to 7:00 AM to 7:00 PM.

4-04-02-05-06 ***SETBACKS***

The setbacks for the zone district shall apply.

4-04-02-05-07 **PARKING**

Parking for the stand shall not block or be located within any right-of-way or public sidewalk. At least five (5) off-road parking spaces shall be provided per two hundred (200) square feet of stand area.

4-04-02-05-08 **ACCESS**

All vending and produce stands shall have highway, arterial, or collector road access.

4-05 TEMPORARY USES PERFORMANCE STANDARDS

4-05-01 GENERAL PROVISIONS

4-05-01-01 OBTAIN A TEMPORARY USE PERMIT

All temporary uses shall obtain a Temporary Use Permit prior to beginning operation. All temporary uses required by these regulations to obtain a Temporary Use Permit, shall comply with the performance standards established by Section 4-05 for the temporary use. Specified temporary uses may be issued by ~~the the~~ Director of Community and Economic Development ~~Director of Planning and Development~~. Temporary uses shall also conform to all zone district standards contained in these standards and regulations. If a Temporary Use Permit is denied by the ~~Community and Economic Development Department~~ Department of Planning and Development, an applicant may request a Special Use Permit from the Board of Adjustment.

4-05-01-02 DURATION OF TEMPORARY USE

No temporary use shall be permitted for a period exceeding ninety-days (90), unless otherwise noted. Renewals of Temporary Use Permits may only be issued for a maximum of ninety-days (90) days administratively. Any operation proposed to operate greater than ninety-days (90) shall be processed as a Special Use Permit before the Board of Adjustment.

4-05-01-03 ZONE DISTRICT STANDARDS AND REQUIREMENTS APPLY

Setbacks and all other standards and requirements of the zone district in which the temporary use is located shall apply to all structures connected with the temporary use.

4-05-01-04 NO UNDUE DISTURBANCE TO RESIDENTIAL NEIGHBORHOODS

Lighting, activities, noise, or increased traffic associated with a temporary use shall not unreasonably disturb surrounding residential neighborhoods.

4-05-01-05 NO DISRUPTION TO COMMERCIAL OR INDUSTRIAL USES

Lighting, activities, noise, or increased traffic associated with a temporary use shall not unreasonably disrupt the operation of nearby commercial or industrial uses.

4-05-01-06 SIGNAGE

Any sign associated with an approved Temporary Use Permit shall be depicted on the site plan and allowed for the duration of the permit. The maximum sign size shall be thirty-two (32) square feet. Signs shall be placed on private property, outside any right-of-way or easement and shall be placed to avoid any sight obstruction for motorists, cyclists and pedestrians. Signs shall not be illuminated. Signs for Temporary Use Permits do not require a sign permit, but may require a building permit. ***Adopted by the BoCC on December 13, 2010**

4-05-02 PERFORMANCE STANDARDS FOR SPECIFIC TEMPORARY USES

4-05-02-01 CARNIVAL OR CIRCUS

4-05-02-01-01 TEMPORARY USE PERMIT REQUIRED

All carnivals or circuses shall obtain a Temporary Use Permit before operating.

4-05-02-01-02 MINIMUM LOT AREA

No carnival or circus shall be located on a parcel of land less than five (5) acres in size.

4-05-02-01-03 PERIOD OF OPERATION

No carnival or circus shall be allowed to operate for a period exceeding fourteen (14) days, exclusive of a three (3) day period, before and after the operation, during which amusement rides, concessions, etc. are erected or removed from the site.

4-05-02-01-04 HOURS OF OPERATION

The carnival or circus shall limit its hours of operation to 9:00 AM to 10:00 PM.

4-05-02-01-05 ACCESS

All carnivals and circuses shall have highway or arterial road access.

4-05-02-01-06 SETBACK FROM RESIDENTIAL ZONE

Not applicable.

4-05-02-01-07 PARKING

Every carnival or circus shall provide either paved or dust treated off-road parking for not less than three hundred (300) automobiles per acre of area used for amusement purposes.

4-05-02-01-08 SIGNAGE

All signs associated with a Carnival or Circus shall be consistent with Section 4-05-01-06. ***Adopted by the BoCC on December 13, 2010**

4-05-02-02 CHRISTMAS TREE SALES

4-05-02-02-01 TEMPORARY USE PERMIT REQUIRED

All Christmas tree sales lots shall obtain a Temporary Use Permit before operating and shall comply with the performance criteria of Section 4-05-02-02.

4-05-02-02-02 MAXIMUM LOT AREA

The sales lot shall not occupy more than ten percent (10%) of a gravel, recycled asphalt, or paved parking lot on which the sales lot is located. In no case shall the sales area exceed ten thousand (10,000) square feet.

4-05-02-02-03 LOCATION

Christmas tree sales lots shall be located on a gravel, recycled asphalt, or paved parking lot in a commercial zone district or on agricultural land. The sales area shall not block or be located within any right-of-way or public sidewalk.

4-05-02-02-04 PERIOD OF OPERATION

Christmas tree sales shall not exceed a period of sixty (60) days.

4-05-02-02-05 *HOURS OF OPERATION*

The Christmas tree sales lot shall limit its hours of operation to 7:00 AM to 7:00 PM.

4-05-02-02-06 *SETBACKS*

The setbacks for the zone district shall apply.

4-05-02-02-07 *SIGNAGE*

All signs associated with Christmas Tree Sales shall be consistent with Section 4-05-01-06. ***Adopted by the BoCC on December 13, 2010**

4-05-02-02-08 *PARKING*

Parking for the stand shall not block or be located within any right-of-way or public sidewalk. At least five (5) off-road parking spaces shall be provided per two hundred (200) square feet of sales area.

4-05-02-02-09 *ACCESS*

All Christmas tree lots shall have highway, arterial, or collector road access.

4-05-02-02-10 *TREE DISPLAY RESTRICTIONS*

No Christmas tree shall be displayed within fifty (50) feet of an intersection of the curb line of any two (2) roads or within any sight distance triangle required to be maintained by these standards and regulations.

4-05-02-03 *CONCRETE AND ASPHALT MIXING PLANTS*

4-05-02-03-01 *TEMPORARY USE PERMIT REQUIRED*

All concrete or asphalt mixing plants intended to be in operation shall obtain a Special Use Permit. However, concrete or asphalt mixing plants may be issued a Temporary Use Permit by the Community and Economic Development Department ~~Department of Planning and Development~~ for a maximum of ninety-days (90) in advance of any hearing before the Board of Adjustment. Industrial Zone Districts,

which allow concrete or asphalt mixing plants may be allowed with a Building Permit only.

4-05-02-03-02 MINIMUM LOT AREA

No temporary cement or asphalt mixing plants shall be located on a parcel of land less than one-half (½) acre in size.

4-05-02-03-03 LOCATION

The use shall be located on the same property or right-of-way, or directly adjacent to the same property or right-of-way, as the construction project.

4-05-02-03-04 PERIOD OF OPERATION

Temporary cement and asphalt mixing plants shall only be permitted as an accessory use to the construction of roads or other public improvements.

4-05-02-03-05 HOURS OF OPERATION

The temporary cement and asphalt mixing plants shall limit the hours of operation to 7:00 AM to 7:00 PM.

4-05-02-03-06 SETBACK FROM OCCUPIED STRUCTURE

Not applicable.

4-05-02-03-07 USE AREA SETBACK

Vehicle use areas, material storage areas, and structures shall be setback at least one hundred (100) feet from the property boundary.

4-05-02-03-08 ACCESS

All temporary mixing plants shall have highway, arterial, or collector road access.

4-05-02-03-09 DUST CONTROL

It is the responsibility of the temporary plant operator to control dust, dirt, and any other debris from blowing from the site on to other properties.

4-05-02-03-10 ROAD DAMAGE

Any road damage to the roads providing access to the site of the temporary plant shall be repaired by the temporary plant operator as deemed necessary by the- ~~Director of Transportation~~ ~~Director of Public Works~~. The ~~Director of Transportation~~ ~~Director of Public Works~~ shall require the plant operator to post a performance bond to cover all potential repair costs.

4-05-02-03-11 TRUCKING

Due to the magnitude of the use, the ~~Director of Public Works~~ ~~Director of Transportation~~ may add additional standards regarding trucking routes and the size of loads to protect the general welfare of the citizens.

4-05-02-03-12 SIGNAGE

All signs associated with Concrete and Asphalt Mixing Plants shall be consistent with Section 4-05-01-06. ***Adopted by the BoCC on December 13, 2010**

4-05-02-04 CONSTRUCTION SITE FENCING

4-05-02-04-01 TEMPORARY USE PERMIT REQUIRED

A Temporary Use Permit shall be obtained before locating any construction site fencing and shall comply with the performance criteria of Section 4-05-02-04.

4-05-02-04-02 MAXIMUM HEIGHT

The maximum height of construction site fencing shall be ninety-six (96) inches.

4-05-02-04-03 FENCING MATERIAL

Land under development may be surrounded by a chain link fence or solid wood fence.

4-05-02-04-04 **LOCATION**

Construction site fencing shall be installed within or along the property lines of the development.

4-05-02-04-05 **SIGN POSTING**

Construction site fencing shall be posted with the name and phone number of the responsible party for emergency and trespassing purposes.

4-05-02-04-06 **PERIOD OF PLACEMENT AND REMOVAL**

Construction site fencing may exist during the period of construction for the project. It shall be removed within thirty (30) days of issuance of a certificate of occupancy.

4-05-02-05 **CONSTRUCTION AND/OR SALES OFFICE TRAILERS**

4-05-02-05-01 **TEMPORARY USE PERMIT REQUIRED**

Construction and/or sales office trailers intended to be in operation shall obtain a Special Use Permit. However, construction and/or sales office trailers may be issued a Temporary Use Permit by the ~~Department of Planning and Development~~ [Community and Economic Development Department](#) for a maximum of ninety-days (90) in advance of any hearing before the Board of Adjustment.

4-05-02-05-02 **MINIMUM LOT AREA**

No office trailer shall be located on a parcel of land less than one thousand (1,000) square feet in size.

4-05-02-05-03 **LOCATION**

The office trailer shall be located within or adjacent to the development project the office or shed is associated with and are only permitted for the duration of the project.

4-05-02-05-04 **PERIOD OF OPERATION**

An office trailer shall only be permitted as an accessory use to construction projects.

4-05-02-05-05 *NO ACCOMMODATIONS IN OFFICE*

The office trailer shall contain no sleeping or cooking accommodations.

4-05-02-05-06 *SETBACK FROM OCCUPIED STRUCTURE*

Not applicable.

4-05-02-05-07 *OTHER SETBACKS*

The setbacks for the zone district shall apply.

4-05-02-05-08 *WATER AND SANITATION*

All offices shall have adequate water and sanitation approved by the Tri-County Health Department which may include bottled water and/or portable toilet facilities.

4-05-02-05-09 *SIGNAGE*

All signs associated with Construction and/or Sales Office Trailers shall be consistent with Section 4-05-01-06. ***Adopted by the BoCC on December 13, 2010**

4-05-02-06 *FIREWORKS STAND/TENT **

***Fireworks Stand/Tent Regulations were adopted by the Board of County Commissioners on April 21, 2008.**

4-05-02-06-01 *TEMPORARY USE PERMIT REQUIRED*

A Temporary Use Permit shall be obtained for each stand/tent before locating any fireworks stand/tent and shall comply with the performance criteria of Section 4-05-02-06.

4-05-02-06-02 *SUBMITTAL DEADLINE*

All Temporary Use Permit Applications for fireworks stands/tents shall be submitted no later than the last business day in May. All applications shall be complete at the time of submittal.

4-05-02-06-03 *INSURANCE*

The applicant shall submit to Adams County a certificate of insurance. The minimum coverage for the property damage and/or bodily injury is \$400,000.00.

4-05-02-06-04 *MAXIMUM SIZE OF STAND/TENT*

If multiple stands/tents are located on one site, all requirements of the Adams County Fireworks Stands/Tents under Section 4-05-02-06 shall be followed.

Fireworks stands/tents shall not exceed a gross floor area of eight hundred (800) square feet per stand/tent.

4-05-02-06-05 *PERIOD OF OPERATION*

Fireworks stands/tents may be operated between June 15 and July 5.

4-05-02-06-06 *DISMANTLE AND REMOVAL DATE*

All stands/tents shall be dismantled and removed no later than July 15.

4-05-02-06-07 *HOURS OF OPERATION*

Fireworks stands/tents shall limit their hours of operation to 7:00 AM to 10:00 PM.

4-05-02-06-08 *CLEAR AREA*

A clear area is a minimum area in which the fireworks stand or tent shall be setback from property lines, fences, vehicles, detached firework storage, and all permitted banners. The clear area shall be measured from the supporting wall of the stand or from the anchor point of the tent.

4-05-02-06-09 *VEGETATION AND WEEDS WITHIN CLEAR AREAS*

Vegetation within the required clear areas shall be a maximum of two (2) inches above the ground with the exception of trees and shrubs.

4-05-02-06-10 CLEAR AREAS AROUND STAND/TENT AND DETACHED FIREWORKS STORAGE

Front(s)	30 feet
Sides	30 feet
Rear	30 feet

4-05-02-06-11 SEPARATION BETWEEN STANDS/TENTS AND DETACHED FIREWORKS STORAGE

A clear and unobstructed distance of thirty (30) feet is required between the stand/tent and detached fireworks storage.

4-05-02-06-12 SETBACKS FROM PERMANENT BUILDINGS, FLAMMABLE LIQUIDS, AND FUEL DISPENSING OPERATIONS

A clear and unobstructed distance of fifty (50) feet is required between the stands/tents and permanent buildings, flammable liquids, and fuel dispensing operations.

4-05-02-06-13 EXITS

Stands

Any stand measuring more than twenty-five (25) feet in length across the face shall have two (2) exits. Exit doors shall be a minimum of twenty (20) inches in width and six (6) feet in height and swing in the direction of egress. Stands with floor areas between three hundred (300) and four hundred (400) square feet must have three (3) exits.

Tents

All aisles within a fireworks stand shall measure no less than 48 inches in width. All fireworks tents shall have at least two sides of the tent open and unobstructed for use as an exit.

4-05-02-06-14 "NO SMOKING" SIGNS

"No Smoking" signs shall be conspicuously placed both inside and outside of the stand/tent.

4-05-02-06-15 **CONSTRUCTION MATERIALS**

All stands/tents shall be constructed of wood, metal, fire retardant tent as approved by the Adams County ~~Public Works~~Department of Community and Economic Development Building ~~Section~~Division or other approved materials. Stands shall not have wheels or tires. Combustible construction materials shall be painted with a water based latex paint.

4-05-02-06-16 **ANCHORING**

All tents and stands shall be properly anchored to the ground as approved by the Adams County Department of Community and Economic Development ~~Public Works~~ Building ~~Section~~Division.

4-05-02-06-17 **WIRING**

Electrical wiring shall meet all requirements of the State of Colorado.

4-05-02-06-18 **DISPENSING FIREWORKS**

A person of twenty-one (21) years of age or older shall be present on the property at all times to provide supervision. It is illegal for any person under sixteen (16) years of age to purchase or vend any fireworks. No stand/tent shall sell any fireworks considered illegal within the State of Colorado. All fireworks stands/tents shall operate in conformance with C.R.S. 12-20-02.

4-05-02-06-19 **DISCHARGING FIREWORKS**

No fireworks shall be discharged within a three hundred (300) foot radius of a stand/tent or within one hundred (100) feet of the property line on which the stand/tent is located.

4-05-02-06-20 **WHOLESALE FIREWORKS**

Sale of fireworks at wholesale shall not be conducted from stands/tents or portable, moveable, or temporary metal, wood, or plastic containers.
***Adopted by the BoCC on December 13, 2010**

4-05-02-06-21 **PENNANTS**

Strings of flags, pennants, and streamers are allowed to define the clear area or the parking area. Pennants shall not be attached to a stand or tent. Pennants shall be depicted on the site plan***Adopted by the BoCC on December 13, 2010**

4-05-02-06-22 **SIGNAGE**

All signs associated with a Firework Tent/Stand shall be consistent with Section 4-05-01-06. ***Adopted by the BoCC on December 13, 2010**

4-05-02-06-23 **TRASH**

The site shall be kept clean of trash and debris at all times. Trash dumpsters shall be utilized and located on the site during operations.

4-05-02-07 **CHILE STAND/TENT ***

<p>* Chile Stand/Tent Regulations were adopted by the Board of County Commissioners on April 21, 2008.</p>
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4-05-02-07-01 **TEMPORARY USE PERMIT REQUIRED**

A Temporary Use Permit shall be obtained for each stand/tent before locating any chile stand/tent and shall comply with the performance criteria of Section 4-05-02-07.

4-05-02-07-02 **INSURANCE**

The applicant shall submit to Adams County a certificate of insurance. The minimum coverage for the property damage and/or bodily injury is \$400,000.00.

4-05-02-07-03 **MAXIMUM SIZE OF STAND/TENT**

If multiple stands/tents are located on one site, all requirements of the Adams County Chile Stand/Tent under Section 4-05-02-07 shall be followed.

Chile stands/tents shall not exceed a gross floor area of eight hundred (800) square feet per stand/tent.

4-05-02-07-04 **HOURS OF OPERATION**

Chile stands/tents shall limit their hours of operation to 7:00 AM to 10:00 PM.

4-05-02-07-05 **CLEAR AREAS AROUND TENT/STAND**

A clear area is a minimum area in which the chile stand or tent shall be setback from property lines, fences, vehicles, propane tanks, burners,

and all permitted banners. The clear area shall be measured from the supporting wall of the stand or from the anchor point of the tent.

4-05-02-07-06 CLEAR AREAS

Front(s) 30 feet
Sides 30 feet
Rear 30 feet

4-05-02-07-07 CLEAR AREAS AROUND PROPANE TANKS AND BURNERS

A clear area is a minimum area in which the propane tanks and burners shall be setback from property lines, fences, vehicles, tents/stands, and all banners.

4-05-02-07-08 VEGETATION AND WEEDS WITHIN CLEAR AREAS

Vegetation within the required clear areas shall be a maximum of two (2) inches above the ground with the exception of trees and shrubs.

4-05-02-07-09 ANCHORING

All tents and stands shall be properly anchored to the ground as approved by the Community and Economic Development, Adams County Public Works ~~???~~ Building Section Division.

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4-05-02-07-10 WIRING

Electrical wiring shall meet all requirements of the State of Colorado.

4-05-02-07-11 PENNANTS

Strings of flags, pennants, and streamers are allowed to define the clear area or the parking area. Pennants shall not be attached to a stand or tent. Pennants shall be depicted on the site plan***Adopted by the BoCC on December 13, 2010**

4-05-02-07-12 SIGNAGE

All signs associated with a Chile Tent/Stand shall be consistent with Section 4-05-01-06. ***Adopted by the BoCC on December 13, 2010**

4-05-02-07-13 **TRASH**

The site shall be kept clean of trash and debris at all times. Trash dumpsters shall be utilized and located on the site during operations.

4-05-02-08 **INERT FILL OPERATIONS**

4-05-02-08-01 **TEMPORARY USE PERMIT REQUIRED**

4-05-02-08-02 **INERT FILL OPERATIONS SHALL OBTAIN A TEMPORARY USE PERMIT. A TEMPORARY USE PERMIT FOR INERT FILL MAY BE ISSUED FOR A MAXIMUM OF SIX (6) MONTHS. *ADOPTED BY THE BOCC ON DECEMBER 13, 2010**
MAXIMUM FILL AREA

No Temporary Use Permit for inert fill shall be issued if the area to be filled is greater than ten (10) acres. Any operation proposed to fill greater than ten (10) acres shall be processed as a Conditional Use Permit (see Chapter 2).

4-05-02-08-03 **MAXIMUM AMOUNT OF FILL MATERIAL**

No Temporary Use Permit for inert fill shall be issued if the amount of material is greater than five-hundred-thousand (500,000) cubic yards. Any operation proposed to fill a site with more than five-hundred-thousand (500,000) cubic yards shall be processed as a Conditional Use Permit (see Chapter 2).

4-05-02-08-04 **PERIOD OF OPERATION**

Temporary Use Permits for inert fill may only be issued for maximum of six (6) months. Any operation proposed to operate greater than six (6) months shall be processed as a Special Use Permit. Any operation proposed to operate greater than five (5) years shall obtain a Conditional Use Permit (see Chapter 2). ***Adopted by the BoCC on December 13, 2010**

4-05-02-08-05 **HOURS OF OPERATION**

The inert fill operation shall limit its hours of operation from 6:00 AM to 10:00 PM, unless otherwise restricted by the— Director of Community and Economic Development ~~Director of Planning and Development~~.

4-05-02-08-06 **SOURCE OF MATERIAL**

The site operator shall have sole discretion of the source of fill material and shall provide details of the source material with the permit application.

4-05-02-08-07 **GROUNDWATER IMPACTS**

Fill material is not likely to contaminate ground water. ***Adopted by the BoCC on December 13, 2010**

4-05-02-08-08 **TRAFFIC/HAUL ROUTE**

The haul route for the traffic to and from the fill operation shall be provided with the permit application and may be jointly reviewed and approved by the ~~Department of Planning and Development~~ Community and Economic Development Department and the ~~Department of Public Works~~.

4-05-02-08-09 **GRADING AND DRAINAGE**

The final grading and drainage plan shall be provided with the permit application and may be approved by the ~~Community and Economic Development Department~~ Department of Public Works.

4-05-02-09 **TEMPORARY STRUCTURES (TENTS)***

***Adopted by the BoCC on December 13, 2010**

4-05-02-09-01 **TEMPORARY USE PERMIT REQUIRED**

A Temporary Use Permit shall be obtained for any temporary structure intended to be located on a property for up to ninety (90) days.

4-05-02-09-02 **PERIOD OF OPERATION**

Temporary Use Permits for temporary structures may only be issued for a maximum of ninety (90) days. Any structure intended to be used for more than ninety (90) days shall obtain a Special Use Permit.

4-05-02-09-03 **CODE REQUIREMENTS**

All Temporary Structures shall meet the building and fire code requirements prior to approval of any Temporary or Special Use Permit.

4-05-02-09-04 *MAXIMUM SIZE*

Temporary Structures shall not exceed a gross floor area of eight hundred (800) square feet per structure.

If multiple temporary structures are located on one site, all requirements of the Adams County Temporary Structures under Section 4-05-02-09 shall be followed.

4-05-02-09-05 *LOCATION*

The temporary structure shall be located on gravel, recycled asphalt, or paved parking lot or on agricultural land. The structure shall not block or be located within any right-of-way or public sidewalk. The structure shall not be located within any required parking spaces. The structure shall meet all zone district requirements for which the structure is located.

4-05-02-09-06 *HEIGHT*

The temporary structure shall not exceed the height limit of the zone district in which the structure is located.

4-05-02-09-07 *EXITS*

Stands (Wood built structures)

Any stand measuring more than twenty-five (25) feet in length across the face shall have two (2) exits. Exit doors shall be a minimum of twenty (20) inches in width and six (6) feet in height and swing in the direction of egress. Stands with floor areas between three hundred (300) and four hundred (400) square feet must have three (3) exits.

Tents

All aisles within a tent shall measure no less than 48 inches in width. All tents shall have at least two sides of the tent open and unobstructed for use as an exit.

4-05-02-09-08 *CONSTRUCTION MATERIALS*

All temporary structures shall be constructed of wood, metal, fire retardant tent as approved by the Adams County Department of Community and Economic Development Public Works Building Section Division or other approved materials. Stands shall not have wheels or tires. Combustible construction materials shall be painted with a water based latex paint.

4-05-02-09-09 ANCHORING

All temporary structures shall be properly anchored to the ground as approved by the Adams County ~~Public Works~~Community and Economic Development Building Section~~Division~~.

4-05-02-09-10 WIRING

Electrical wiring shall meet all requirements of the State of Colorado.

4-05-02-09-11 SIGNAGE

All signs associated with a Temporary Structure shall be consistent with Section 4-05-01-06. ***Adopted by the BoCC on December 13, 2010**

4-05-02-10 VENDING AND PRODUCE STANDS

4-05-02-10-01 TEMPORARY USE PERMIT REQUIRED

Vending and/or produce standards intended to be in operation shall obtain a Special Use Permit. However, vending and/or produce stands may be issued a Temporary Use Permit by the Community and Economic Development Department ~~Department of Planning and Development~~ for a maximum of ninety-days (90) in advance of any hearing before the Board of Adjustment.

No Special Use Permit shall be required for a produce stand located on agriculturally zoned land provided the stand is an accessory use and meets the performance standards in Section 4-03-02-02-05. In addition, no Special Use Permit shall be issued if the stand, which is subject to the current permit has been erected on the subject site without a Temporary Use Permit from the Community and Economic Development Department ~~Department of Planning and Development~~.

4-05-02-10-02 MINIMUM LOT AREA

No vending or produce stand shall be located on a parcel of land less than four hundred (400) square feet in size.

4-05-02-10-03 LOCATION

The stand shall be located on a gravel, recycled asphalt, or paved parking lot or on agricultural land. The stand shall not block or be located within any right-of-way or public sidewalk.

4-05-02-10-04 **PERIOD OF OPERATION**

The stand shall operate for no more than ninety (90) days annually.

4-05-02-10-05 **HOURS OF OPERATION**

The stand shall limit its hours of operation to 7:00 AM to 7:00 PM.

4-05-02-10-06 **SETBACKS**

The setbacks for the zone district shall apply.

4-05-02-10-07 **SIGNAGE**

All signs associated with a Vending and Produce Stand shall be consistent with Section 4-05-01-06. ***Adopted by the BoCC on December 13, 2010**

4-05-02-10-08 **PARKING**

Parking for the stand shall not block or be located within any right-of-way or public sidewalk. At least five (5) off-road parking spaces shall be provided per two hundred (200) square feet of stand area.

4-05-02-10-09 **ACCESS**

All vending and produce stands shall have highway, arterial, or collector road access.

4-06 AGRICULTURAL USES PERFORMANCE STANDARDS

4-06-01 GENERAL PERFORMANCE STANDARDS

4-06-01-01 PURPOSE

The purpose of the following general performance standards is to address elements of planning, design, operation and maintenance to be applied to all agricultural development in Adams County. Any use specific performance standards contained in these standards and regulations shall also be applied. Where a use specific performance standard conflicts with a general performance standard, the use specific standard shall apply.

4-06-01-02 SUBSECTIONS

The following general performance standards are included in this section:

1. Fencing and Walls

The following general performance standards are located in other sections of these standards and regulations:

1. Parking (See Section 4-12)
2. Signage (See Section ~~0-004-01~~)
3. Landscaping (See Section 4-15-08)
4. Weeds and Offending Vegetation (See Section 4-17)
5. Site Design Considerations (See Section 4-20)
6. Operational Standards (See Section 4-13)
7. Off-Road Utility, Dumpster, Recycling, and Trash Handling Facilities (See Section 4-21)
8. Off-Premise Signs (See Section 4-15)

4-06-01-02-01 **FENCING, WALLS AND SCREENING**

4-06-01-02-01-01 **Maximum Height**

The maximum height of fencing, walls, and screening shall be ninety-six (96) inches, which may include four (4) strands of barbed wire forming the top eighteen (18) inches. All fences and walls more than forty-two (42) inches in height require a building permit.

4-06-01-02-01-02 *Fencing Material*

Fencing consisting of only barbed wire is permitted.

4-06-01-02-01-03 *Retaining Wall*

Any retaining wall over two (2) feet in height shall require preparation by a professional engineer as a condition for a building permit, except where waived by the ~~Director of Transportation~~[Director of Public Works](#).

4-06-01-02-01-04 *Subdivided Agricultural Zone Districts*

In addition the other standards contained in this Section, the following fence standards shall apply to subdivided agriculturally zoned lands:

1. *Maximum Fence Height:* Fifty-four (54) inches between the front setback line and a front property line.
2. *Fencing in the Front Setback:* All fencing between the front setback line and front property line greater than forty-two (42) inches shall not be screen fencing and shall adhere to sight distance requirements.
3. *External Boundary Electric Fence:* An external boundary electric fence shall require a Conditional Use Permit.

4-06-01-02-01-05 *Traffic View Obstruction*

Traffic view obstruction, as outlined in these standards and regulations, is prohibited.

4-06-01-02-01-06 *Screen Fencing*

Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be followed in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County.

1. If the property is already developed and the proposed storage area is enclosed by an existing chain link fence, which has a useful life remaining, the property owner shall:
 - a. Install heavy gauge PVC or vinyl inserts.

- b. The inserts shall achieve a minimum of ninety (90) percent opacity.
- c. Color of the inserts is at the discretion of the applicant.
- d. If the existing fence does not have a remaining useful life, the property (or portion of the property affected) defaults to item 2.
2. If the property is not developed and is proposed for outside storage, the property owner shall conceal all outside storage with an eight foot solid wood fence or masonry wall.
3. If the property is not feasible screened by a fence from an adjacent road due to topography, the property owner shall:
 - a. Install fast growing trees (preferably a mix of coniferous and deciduous) appropriately spaced to ensure complete screening at maturity.
 - b. A chain link fence may be constructed at the discretion of the applicant, but must be placed to the interior of the screening trees.
4. All fencing shall be maintained and kept in good condition at all times. Condition of fences shall be evaluated through a review of:
 - a. Structural integrity and being functionally sound under the Uniform Building Code; and
 - b. Substantially the same condition as originally permitted or constructed.

4-06-01-02-01-07 *Garbage Area Screening*

Garbage area screening shall consist of a six (6) foot high minimum screen fence.

4-06-01-02-01-08 *Outdoor Storage Screening*

Outdoor storage area screening shall consist of a six (6) foot high minimum screen fence. Outdoor storage shall not be allowed above the height of the fence.

4-06-01-02-01-09 *Masonry Wall*

All walls specified to be masonry fencing shall be constructed out of a brick or stone material which does not permit the contents within the fenced area to be seen from the outside.

4-06-01-02-01-10 Noise Barrier Fencing

Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed residential or commercial development the ~~Director of Community and Economic Development~~ ~~Director of Planning and Development~~ may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the Colorado Department of Highways ~~(Colorado Department of Transportation)~~ and these standards and regulations.

4-06-01-02-01-11 Sidewalk Maintenance

The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk along the right-of-way abutting his property including snow removal for pedestrian access

4-06-01-02-01-12 Oil and Gas Well Waiver

Where a new home is constructed within three hundred (300) feet of an existing oil or gas well, the property owner shall submit a signed waiver acknowledging the existence of the facility.

4-06-02 PERFORMANCE STANDARDS BY USE CATEGORY

The following specific performance standards are included in this section:

1. Agricultural Support Businesses and Services (See Section 4-06-02-01 for specific requirements)
 - a. Auction Yards, With Livestock (See Section 04-06-02-01-01 for specific requirements)
 - b. Biosolids Application (See Section 04-05-02-01-02 for specific requirements)
 - c. Commercial Livestock and Poultry Confinement Operations (See Section 04-06-02-01-03 for specific requirements)
 - d. Equestrian Arena, Commercial (See Section 4-06-02-01-04 for specific requirements)
 - e. Equestrian Arena, Personal (See Section 4-06-02-01-05 for specific requirements)
 - f. Farm Machinery Sales and Services (See Section 04-06-02-01-06 for specific requirements)

- g. Fish Hatcheries (See Section 04-06-02-01-07 for specific requirements)
- h. Livestock and Poultry Keeping (See Section 04-06-02-01-09 for specific requirements)
- i. Railroad Yards (See Section 04-06-02-01-10 for specific requirements)
- j. Truck Stops (See Section 04-06-02-01-11 for specific requirements)
2. Nurseries *
3. Performance standards for residential uses, institutional uses, commercial uses and industrial uses permitted in an agricultural zone district may be found in Sections 4-07, 4-08, 4-09, and 4-10.

4-06-02-01 AGRICULTURAL SUPPORT BUSINESSES AND SERVICES

4-06-02-01-01 AUCTION YARDS, WITH LIVESTOCK

1. *Minimum Parcel Area:* One (1) acre
2. *Location:* All auction yards shall be located at least fifty (50) feet away from any on-property occupied residential structure, fifty (50) feet from any right-of-way and five hundred (500) feet from any off-property occupied residential structure.
3. *Sale of Livestock:* Livestock sale rings are permitted. However, all livestock sale rings and yards shall be located no less than one thousand (1,000) feet from any occupied residential structure.
4. *Animal Care:* All animals shall be cared for in a humane and sanitary manner as approved by the Colorado Department of Agriculture and the State Veterinarian's Office.
5. *Manure Handling:* Manure shall be handled and disposed of in a sanitary method, approved by Tri-County Health Department.

4-06-02-01-02 BIOSOLIDS APPLICATION

1. *Biosolids Regulations:* The applier must operate in compliance with the Colorado Department of Public Health and Environment Biosolids Regulations, Reg. No. 64.
2. *Monitoring Reports:* Monitoring reports (2 copies) are required as a condition of the State Permit and shall be forwarded to the Adams County ~~Department of Planning and Development~~

[Community and Economic Development Department](#) as they are forwarded to the Colorado Department of Public Health and Environment.

3. *Conditions of Approval:* The applier shall operate in accordance with all approved plans and required conditions of approval as stated in the permit issued by Adams County.
4. Sewage, Sewage Sludge, and Septage: Land applications of sewage, sewage sludge, or septage are prohibited. ***Adopted by the BoCC on December 13, 2010**

4-06-02-01-03

COMMERCIAL LIVESTOCK AND POULTRY CONFINEMENT OPERATIONS

1. *Minimum Parcel Area:* Ten (10) acres
2. *Location:* All such operations shall be located at least one hundred (100) feet away from any on-property occupied residential structure and two hundred (200) feet from any right-of-way.
3. *Setback from Residential Properties:* No new livestock or poultry confinement operation shall be permitted within one (1) mile of the lot line of a residential use except one which occurs in association with the livestock confinement operation and unless a waiver is obtained in writing from the residential property owner(s) within one (1) mile and a disclosure document is recorded against the residential property.
4. *Animal Care:* All animals shall be cared for in a humane and sanitary manner as approved by the Colorado Department of Agriculture and the State Veterinarian’s Office.
5. *Grazing:* Grazing lands shall be maintained in accordance with standards and specifications outlined by the United States Department of Agriculture and the local Soil Conservation Service.
6. *Conformance with “Confined Animal Feeding Operations Control Regulations”:* All Operations shall comply with the “Confined Animal Feeding Operations Control Regulations” specified by the Colorado Department of [Public Health and Environment](#)~~of Health~~.
7. *Environmental and/or Chemical and Scientific Controls:* Environmental and/or chemical and scientific controls shall be provided as approved by Tri-County Health Department.
8. *Manure Handling:* Manure shall be handled and disposed of in a sanitary method, approved by Tri-County Health Department.
9. *Drainage Facilities:* Drainage facilities or improvements, as approved by the Tri-County Health Department, shall be constructed to protect any adjacent rivers, streams or other bodies of water.

10. *Scraping, Grading, and Cleaning:* Adequate means of scraping, grading and cleaning shall be provided at all times as approved by the Tri-County Health Department.
11. *Tabulation of Animal Unit Densities:* To determine the maximum number of animals allowed on a given property, the types, and densities of animals allowed are detailed in Section 4-21.
12. *Combination of Animals:* Any combination of allowed animals may be kept, but at no time shall the maximum number of any specific type of animal be exceeded, nor shall the total maximum number of livestock be exceeded.
13. *Animals Not Categorized:* If an animal is not listed or does not clearly fall into one of the listed animal categories, the ~~Director of Planning and Development~~Director of Community and Economic Development shall determine the number permitted.

4-06-02-01-04 **EQUESTRIAN ARENA, COMMERCIAL**

1. *Minimum Lot Size:* 35 acres
2. *Location:* The arena and related structures shall be located at least one hundred twenty (120) feet from any road right-of-way line.
3. *Setback from Residential Properties:* No commercial equestrian arena shall be permitted within one (1) mile of the lot line of a residentially zoned or used property unless a waiver is obtained in writing from the residential property owner(s) within one (1) mile and a disclosure document is recorded against the residential property. If a waiver can not be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
4. *Development and Operating Plan:* A development and operating plan shall be submitted and approved with the Conditional Use Permit application. This plan shall include:
 - a. A site plan drawn to scale depicting activity areas, improvements, access, driveways, parking areas, and sanitary facilities;
 - b. A description of facilities for animals involved in activities on site.
 - c. The methods proposed to control dust, erosion, odor, noise, glare, waste disposal (manure, trash, etc.), and congestion;
 - d. A traffic control plan approved by Adams County;

- e. The hours of operation;
- f. Fees, admission, and other compensation paid or charged during activities;
- g. The projected number of people on the property during activities;
- h. A description of any items for sale during activities (liquor and other beverages, food, souvenirs, etc.)
- i. Additional information as required by the ~~Director of Planning and Development~~ Director of Community and Economic Development.

4-06-02-01-05 *EQUESTRIAN ARENA, PERSONAL*

1. *Accessory Status:* The arena shall be accessory and incidental to the ranch, farm, or home site on which it is located.
2. *Construction of Equestrian Arena, Personal:* No permit for construction of an equestrian arena, personal shall be issued prior to construction of a principal building except in the A-3 Zone District where the parcel is at least (35) thirty-five acres in size and a principal structure is already constructed.
3. *Number of Guests Permitted:* The use of the arena is limited to the family and invited guests of the farmer/rancher/home occupant but shall not exceed twenty (20) people in addition to the inhabitants of the farm/ranch/home on the property.
4. *Conditional Use Permit Required:* A Conditional Use Permit shall be required if one or more of the following occurs:
 - a. More than twenty people in addition to the inhabitants of the property attend activities.
 - b. Monetary or other compensation is collected or exchanged for admittance or participation.
 - c. Food is bought or sold on the premises.
 - d. Alcohol is bought or sold on the premises.
 - e. Livestock is brought to the site from a provider for the purpose of hosting a rodeo.
5. *No Commercial Activities:* No commercial competition or commercial entertainment, user fees, dues or other compensation are permitted.
6. *No Offensive Impacts:* The arena shall be operated in such a manner so that there is no adverse impact on surrounding properties relating to dust, erosion, odor, noise, glare, off-site illumination (more than one

foot candle of illumination measured at the property line), waste disposal, traffic or parking congestion. Neither a nuisance nor noxious activity shall be conducted on the property, which is caused by the use of the property as a personal equestrian arena.

4-06-02-01-06 FARM MACHINERY SALES AND SERVICE

1. *Maximum Lot Coverage:* The maximum lot coverage allowed is 80%.
2. *Display Area Setback:* The display area shall be set back a minimum of fifteen (15) feet from the road right-of-way and ten (10) feet from all other property lines.
3. *Setback from Residential Zone:* Not applicable.
4. *Indoor Activities:* All repair, parts storage, and work activities shall take place within a completely enclosed structure or screen yard enclosed by a six (6) foot high solid screen fence or wall.
5. *Storage of Vehicles:* All storage of vehicles awaiting repair shall be within the enclosed structure or within a compound yard enclosed by a six (6) foot high solid screen fence or wall, except for driveway openings.

4-06-02-01-07 FISH HATCHERIES

1. *Minimum Parcel Area:* Five (5) acres
2. *Setback from Residential Zoning:* Not Applicable.
3. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building, with the exception of fish hatching ponds.

4-06-02-01-08 LIVESTOCK AND POULTRY KEEPING

1. *Drinking Facilities:* Adequate overflow drainage on drinking facilities shall be provided to prevent the saturation of soil on adjacent property.
2. *New Shed Location:* Any new shed, shelter, pen or enclosure for livestock shall not be closer than one hundred (100) feet to any off-property residence or place of business and shall be setback twenty-five (25) feet from the side lot line and fifty (50) feet from the front lot line.
3. *Rodent Control:* All sheds or other shelter for livestock shall be kept reasonably free of rodents and insects and shall be kept in good repair.

4. *Drainage:* Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
5. *Parcels Under Five (5) Acres in Size:* On parcels less than five (5) acres in size, all livestock shall be kept within a fenced area.
6. *Colorado Confined Animal Feeding Regulations:* Adherence to the Colorado Confined Animal Feeding Regulations, promulgated by the Colorado Department of Public Health and Environment ~~of Health~~, Water Quality Control Commission shall be required.
7. *Manure Removal:* All manure shall be removed periodically or incorporated into the soil on a regular basis such that the manure does not draw flies, or other insects, or cause obnoxious odors.
8. *Feed Leftovers:* Spillage and leftovers from livestock feedings must be removed or so disposed of as to prevent fly, bird, or rodent propagation, or creation of odors.
9. Number of Animals Permitted
 - a. *Properties Greater than thirty-five (35) Acres:* The keeping of non-commercial livestock and poultry is not regulated, unless the number of animals classify the use as a Livestock Confinement Operation.
 - b. *Properties Less than thirty-five (35) Acres:* The keeping of non-commercial livestock and poultry is allowed in accordance with Section 4-21. The maximum number of allowable livestock per lot does not apply to young animals below weaning age, or six (6) months of age, whichever is less.

4-06-02-01-09 RAILROAD YARDS

1. *Minimum Site Area:* Five (5) acres.
2. *Location:* All railroad yards shall be located at least one (1) mile from a residentially zoned or used property unless a waiver is obtained in writing from the residential property owner(s) within one (1) mile and a disclosure document is recorded against the residential property. If a waiver cannot be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
3. *Access:* All railroad yards shall have arterial road or highway access.

4-06-02-01-10 **TRUCK STOP**

1. *Minimum Site Area:* Five (5) acres.
2. *Access:* All truck stops shall have arterial road or highway access.
3. *Pump Setbacks:* Pump islands may be located a minimum of one hundred (100) feet from all exterior property lines, and pump island canopies may project to within fifty (50) feet of property lines.
4. *Screening:* Truck stops shall be separated from residential uses or residentially zoned properties by five hundred (500) feet. The separation distance shall be measured from the lot line.
5. *Indoor Activities:* The changing of engine oil and filters; the lubrication of motor vehicle chassis; the cleaning of component parts; brake adjustment and replacement; mechanical or hand washing and detailing; front-end alignment; the sale or installation of batteries and minor automotive accessories; the sale or mounting and repair of tires; the testing, adjustment and replacement of parts, the servicing of air conditioners; the servicing of air pollution control devices; the sale of soft drinks, candy, ice and similar items.
6. *Outdoor Activities:* The dispensing of gasoline, oil, air, and water from pump islands; any testing or servicing of automobiles which necessitates a running engine; tire display; trash areas enclosed by walls; public telephones in a well lighted location, visible from the road; the sale of soft drinks, candy, ice and similar items via vending machines.
7. *Painting and Body Work Prohibited:* Painting or other body work shall be prohibited at all truck stops in agricultural zone districts.
8. *Storage:* All products and merchandise shall be stored indoors with the exception of vending machines and tire display.

4-06-02-02 **NURSERIES ***

1. A nursery shall consist of living materials grown and/or kept on site. A nursery shall be allowed to contain up to ten (10) percent of the approved living nursery area for hardscape materials. The living area is calculated by the placement of living landscaping (trees, shrubs, flowers, etc.) which is no more than ten (10) feet from one another, or as determined by the ~~Director of Planning and Development~~ Director of Community and Economic Development through a site plan review. Hardscape includes but is not limited to the storage of rock, soil, mulch, and other non-living landscape materials, and equipment.
2. All commercial vehicles and/or equipment in excess of seven thousand (7,000) pounds gross vehicle weight and/or hardscape used for the nursery

business shall be screened from any adjoining residentially zoned or used property with an eight (8) foot solid screen fence.

3. In all Agricultural Zone Districts no more than two (2) commercial vehicles and/or equipment in excess of seven thousand (7,000) pounds gross vehicle weight used for the nursery business shall be allowed per acre with a maximum of five (5) unless otherwise permitted through a Conditional Use Permit.

***Adopted by the BoCC on December 13, 2010**

4-07 RESIDENTIAL USES PERFORMANCE STANDARDS

4-07-01 GENERAL PERFORMANCE STANDARDS

4-07-01-01 PURPOSE

The purpose of the following general performance standards is to address elements of planning, design, operation and maintenance that shall be applied to all residential development in Adams County. Any use specific performance standards contained in these standards and regulations shall also be applied. Where a use specific performance standard conflicts with a general performance standard, the use specific standard shall apply.

4-07-01-02 SUBSECTION

The following general performance standards are included in this section:

1. Project Compatibility
2. Fencing, Walls and Screening

The following general performance standards are located in other sections of these standards and regulations:

1. Parking (See Section 4-12)
2. Signage (See Section ~~0-004-01~~)
3. Landscaping (See Section 4-15-08)
4. Weeds and Offending Vegetation (See Section 4-17)
5. Site Design Considerations (See Section 4-20)
6. Operational Standards (See Section 4-13)
7. Off-Road Utility, Dumpster, Recycling, and Trash Handling Facilities (See Section 4-21)

4-07-01-02-01 **PROJECT COMPATIBILITY**

4-07-01-02-01-01 **Purpose**

The purpose of this section is to ensure the physical and operational characteristics of proposed structures and uses are compatible when considered within the context of the surrounding area.

4-07-01-02-01-02 *Architectural Character*

New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a complementary design. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in structure mass and outdoor spaces, similar relationships to the road, similar window and door patterns, and /or the use of building materials which have color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.

4-07-01-02-01-03 *Structure Size, Height, Bulk, Mass, Scale*

New structures shall either be similar in size and height, or if larger, be articulated and subdivided into massing proportional to the mass and scale of other structures in the immediate vicinity.

4-07-01-02-01-04 *Structure Orientation*

To the maximum extent feasible, primary facades and entries shall face the adjacent road. Main entrances shall face a connecting walkway with a direct pedestrian connection to the road without requiring pedestrians to walk through parking lots or cross driveways.

4-07-01-02-01-05 *Building Materials*

1. *General:* Building materials shall either be similar to the materials already being used in the neighborhood or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure enough similarity exists for the structure to be compatible, despite the differences in materials.
2. *Glare:* Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal or reflective glass, the potential for glare from such materials will be evaluated to determine whether or not the glare would create a significant adverse impact on the adjacent property owners, neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views. If so, such materials shall not be permitted.
3. *Windows:* Mirror glass with a reflectivity or opacity of greater than sixty percent (60%) is prohibited. Windows shall be individually defined with detail elements such as frames, sills, and lintels, and

placed to visually establish and define the structure stories and establish human scale and proportion.

4-07-01-02-01-06 ***Front Width of Residence***

The width of the residence facing the front lot line should appear to be greater than the length of the residence parallel to the side lot line. This will be reviewed by examining whether the width of the residence, including additions to the main body such as garages, carports, utility or living rooms, is a minimum of thirty-five (35) feet in width facing the road frontage.

4-07-01-02-01-07 ***Land Use Transition***

When land uses with significantly different visual character are proposed adjacent to each other and where gradual transitions are not possible or not in the best interest of the community, the proposed structure shall, to the maximum extent feasible, achieve compatibility through compliance with the standards set forth regarding scale, form, materials, and colors and adoption of operational standards including limits on hours of operation, lighting, placement of noise-generating activities and similar restrictions.

4-07-01-02-01-08 ***Operational/Physical Compatibility Standards***

The following conditions may be imposed upon the approval of a Conditional Use Permit to ensure new, non-residential development will be compatible with existing neighborhoods and uses, including, but not limited to, restrictions on:

1. Hours of operations and deliveries;
2. Location of activities generating potential adverse impacts on adjacent uses such as noise and glare;
3. Placement of trash receptacles;
4. Location and screening of loading and delivery zones;
5. Light intensity and hours of full illumination; and
6. Placement and illumination of outdoor vending machines

4-07-01-02-02 ***FENCING, WALLS, AND SCREENING***

4-07-01-02-02-01 ***Maximum Height***

Seventy-two (72) inches, except when a residential use is adjacent to existing or proposed arterial roads or state highway. Fences bordering such

roads may be uniformly built higher with approval from the ~~Director of Planning and Development~~Director of Community and Economic Development.

4-07-01-02-02-02 *Retaining Walls*

Any retaining wall over two (2) feet in height shall require plans prepared by a professional engineer as a condition for a building permit except where waived by the ~~Director of Transportation~~Director of Public Works.

4-07-01-02-02-03 *Fences on Corner Lots*

In single family and duplex zone districts, fences up to seventy-two (72) inches in height may be permitted on the common road side of corner lots where houses are back to back with the approval of the ~~Director of Planning and Development~~Director of Community and Economic Development.

4-07-01-02-02-04 *Prohibited Fences*

1. *Fencing Between Front Setback Line and Front Property Line:* No fence over seventy-two (72) inches in height shall be permitted between the front setback line and a front property line.
2. *Fencing in the Front Setback:* All fencing between the front setback line and front property line greater than forty-two (42) inches shall not be screen fencing and shall adhere to sight distance requirements.
3. *Barbed Wire and Electric Fences:* Barbed wire and electric fences are prohibited as an external boundary fence. Horse enclosures, where permitted, may be constructed of barbed wire or electric fence, but shall be setback from the property line a minimum of five (5) feet.

4-07-01-02-02-05 *Traffic View Obstruction*

Traffic view obstruction as outlined in these standards and regulations is prohibited.

4-07-01-02-02-06 *Fence Bottom*

The bottom of the fence shall be no more than six (6) inches above grade at any point.

4-07-01-02-02-07 *Screen Fencing*

Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required

between storage yards provided neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be following in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County.

1. If the property is already developed and the proposed storage area is enclosed by an existing chain link fence, which has a useful life remaining, the property owner shall:
 - a. Install heavy gauge PVC or vinyl inserts.
 - b. The inserts shall achieve a minimum of ninety (90) percent opacity.
 - c. Color of the inserts is at the discretion of the applicant.
 - d. If the existing fence does not have a remaining useful life, the property (or portion of the property affected) defaults to item 2.
2. If the property is not developed and is proposed for outside storage, the property owner shall conceal all outside storage with an eight foot solid wood fence or masonry wall.
3. If the property is not feasibly screened by a fence from an adjacent road due to topography, the property owner shall:
 - a. Install fast growing trees (preferably a mix of coniferous and deciduous) appropriately spaced to ensure complete screening at maturity.
 - b. A chain link fence may be constructed at the discretion of the applicant, but must be placed to the interior of the screening trees.
4. All fencing shall be maintained and kept in good condition at all times. Condition of fences shall be evaluated through a review of:
 - a. Structural integrity and being functionally sound under the Uniform Building Code; and
 - b. Substantially the same condition as originally permitted or constructed.

4-07-01-02-02-08 Outdoor Storage Screening

Outdoor storage area screening shall consist of a six (6) foot high minimum screen fence. Outdoor storage shall not be allowed above the height of the fence.

4-07-01-02-02-09 *Masonry Wall*

All walls specified to be masonry fencing shall be constructed out of a brick or stone material which does not permit the contents within the fenced area to be seen from the outside.

4-07-01-02-02-10 *Noise Barrier Fencing*

Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed residential development, the ~~Director of Planning and Development~~ Director of Community and Economic Development may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the ~~Colorado Department of Highways~~ Colorado Department of Transportation and these standards and regulations.

4-07-01-02-02-11 *Sidewalk Maintenance*

The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk along the right-of-way abutting his property including snow removal for pedestrian access.

4-07-01-02-02-12 *Oil and Gas Well Waiver*

Where a new home is constructed within three hundred (300) feet of an existing oil or gas well, the property owner shall submit a signed waiver acknowledging the existence of the facility.

4-07-02 PERFORMANCE STANDARDS BY USE CATEGORY

The following specific performance standards are included in this section:

1. Dwelling, Detached Single-Family
2. Dwelling, Attached Single-Family
3. Dwelling, Townhouse
4. Dwelling, Multi-Family
5. Dwelling, Manufactured Home Park
6. Dwelling, Mobile Home Park

4-07-02-01 DWELLING, DETACHED SINGLE-FAMILY

4-07-02-01-01 **MAXIMUM LOT COVERAGE**

1. *Principal Structure: 60%*
2. *Accessory Structures: 30%*
3. *Structures Combined: 75%*

4-07-02-01-02 **MANUFACTURED HOMES AS DETACHED SINGLE-FAMILY DWELLINGS**

4-07-02-01-02-01 **Manufactured Home Location Criteria.**

A single manufactured home may be used as a single-family dwelling on an individual lot in any residential zone district, which allows single-family dwellings.

4-07-02-01-02-02 **Manufactured Home Site Improvement Standards.**

A manufactured home being placed on an individual lot or parcel must comply with the following minimum site standards:

1. At the time of siting, the unit is no more than five (5) years old.
2. The unit is comprised of two (2) or more fully enclosed parallel sections not less than twelve (12) feet wide by thirty-six (36) feet long (producing a dwelling unit with a minimum of eight hundred sixty-four (864) square feet) or the minimum area permitted in the zone in which the manufactured home is to be placed, whichever is greater.
3. The unit was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof with a nominal pitch of 3:12.
4. The unit has exterior siding similar in appearance and quality to siding materials commonly used on conventional site-built Uniform Building Code single-family residences.
5. The unit is installed on the site by a certified manufactured home installer in accordance with the 1997 Uniform Building Code, as amended.
6. Compliance with the site plan which, drawn to scale, shows the exact footprint and exact location of the specific manufactured home to be placed on the site and the exact location of the required off-road parking spaces.

7. The off-road parking area and driveway are paved prior to occupancy.
8. Compliance with the approved landscape plan which, drawn to scale, indicates the types of plant material and their location. The minimum requirement under this subsection is a front lawn of grass. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one hundred twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the ~~Director of Planning and Development~~ Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after the manufactured home has been placed on the site. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.
9. During the time in which the permit application is being reviewed by County staff, the ~~Director of Planning and Development~~ Director of Community and Economic Development shall certify, prior to placement on the site, the design of the manufactured home is compatible with the character of the neighborhood surrounding the lot or parcel upon which it is being placed, considering at a minimum the following features:
 - a. The architectural style;
 - b. The roof line;
 - c. The window placement;
 - d. The location of garages, carports or parking pads;
 - e. Front porches, if present on nearby structures; and
 - f. Landscaping, including the presence or absence of front yard fencing.
10. The tongue, axles, transporting lights, and removable towing apparatus are removed prior to occupancy.
11. The manufactured home is placed on foundation system footings, foundation system piers, foundation system plates and shims, foundation fascia and an anchoring system as defined in the 1997 Uniform Building Code, as amended, and complies with all weather and fire resistance requirements of the HUD code. The wood of the fascia is at least three (3) inches from the ground unless it is pressure-treated wood. Metal fasteners are galvanized, stainless steel, or other corrosive-resistant material. Ferrous metal members in contact with the earth, other than those, which are galvanized or stainless steel, are covered with an asphalt emulsion.

12. The manufactured home is hooked up to public water and sanitary sewer prior to occupancy, and extension of the pressure relief valve for the water heater is provided.
13. Every exit not at grade has a set of stairs, which complies with the 1997 Uniform Building Code requirements, as amended.
14. A used manufactured home has been inspected and certified by the Director of ~~Public Works~~Community and Economic Development prior to placement on the site to assure the unit is the one shown on the approved site plan and it complies with all requirements.
15. Title elimination shall occur within six (6) months of occupancy.
16. Placement on the site complies with all building setbacks, building coverage and height requirements of the zone district in which it is located.
17. Accessory uses for a manufactured home on an individual lot or parcel are subject to the accessory building setback requirements of the zone district in which it is located, the provisions of the 1997 Uniform Building Code, and limited to the following:
 - a. one (1) garage or one attached carport,
 - b. one (1) hot tub,
 - c. one (1) attached or detached storage room with an area of no more than one hundred fifty (150) square feet,
 - d. one (1) swimming pool,
 - e. decks provided they do not encroach into required yards or exceed forty-two (42) inches in height, in the required front yard,
 - f. one (1) gazebo.

4-07-02-01-03 LANDSCAPING

1. *Front and Side Setbacks:* The entire front and side setbacks shall be landscaped, except for driveways.
2. *Back Yard Setback:* A minimum thirty percent (30%) of the back yard shall be landscaped.
3. *Required Ground Cover:* A minimum of thirty percent (30%) of the required front and side landscape area must be covered by living ground material, such as low growing ground cover, shrubs, or grass, within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one-hundred-twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping

firm, must be filed with the ~~Director of Planning and Development~~ Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping. Single-family residential uses in eastern Adams County are not required to install landscaping or automatic irrigation systems.

4. *Required Trees and Shrubs:* A minimum of one (1) large tree and five (5) shrubs, or two (2) ornamental trees and five (5) shrubs, shall be required for each lot. Evergreens shall be considered ornamental.
5. *Minimum Size Requirements:* Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
Ornamentals	Less than 20'	1" to 1-1/2"
Large Deciduous	Over 20'	2" to 2-1/2"
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall
Low Shrubs	1' to 3'	5 gallon
Upright Shrubs	3' to 10'	5 gallon

4-07-02-01-04 HOUSING MODEL VARIETY

Any development with one hundred (100) or more single-family dwelling units shall have at least four (4) different types of housing models. Any development between three (3) and one hundred (100) single-family dwelling units shall have at least three (3) different types of housing models.

4-07-02-01-05 DISTINGUISHING CHARACTERISTICS OF HOUSING MODELS

Each housing model shall have at least three (3) characteristics which clearly distinguish it from the other housing models, including different floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot, and/or building face.

4-07-02-01-06 GARAGE DOORS

Garage doors shall not comprise more than fifty percent (50%) of the ground floor road-facing linear building frontage. Corner lots are exempt from this standard.

4-07-02-02 DWELLING, ATTACHED SINGLE-FAMILY

4-07-02-02-01 **MAXIMUM LOT COVERAGE**

1. *Principal Structure:* 70%
2. *Accessory Structures:* 25%
3. *Structures Combined:* 80%

4-07-02-02-02 **LANDSCAPING**

1. *Front and Side Setbacks:* The entire front and side setbacks shall be landscaped, except for driveways.
2. *Back Yard Setback:* A minimum of thirty percent (30%) of the back yard shall be landscaped.
3. *Required Ground Cover:* A minimum of thirty percent (30%) of the required front and side landscape area must be covered by living ground material, such as low growing ground cover, shrubs, or grass, within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one-hundred-twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the ~~Director of Planning and Development~~ Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.
4. *Required Trees and Shrubs:* A minimum of one (1) large tree and five (5) shrubs, or two (2) ornamental trees and five (5) shrubs, shall be required for each lot. Evergreens shall be considered ornamental.
5. *Minimum Size Requirements:* Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
Ornamentals	Less than 20'	1" to 1-1/2"
Large Deciduous	Over 20'	2" to 2-1/2"
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall
Low Shrubs	1' to 3'	5 gallon
Upright Shrubs	3' to 10'	5 gallon

4-07-02-02-03 HOUSING MODEL VARIETY

Any development with one hundred (100) or more single-family dwelling units shall have at least four (4) different types of housing models. Any development between three (3) and one hundred (100) single-family dwelling units shall have at least three (3) different types of housing models.

4-07-02-02-04 DISTINGUISHING CHARACTERISTICS OF HOUSING MODELS

Each housing model shall have at least three (3) characteristics which clearly distinguish it from the other housing models, including different floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot, and/or building face.

4-07-02-03 DWELLING, TOWNHOUSE**4-07-02-03-01 SITE COVERAGE**

1. *Principal and Accessory Structures*: Maximum 30%
2. *Paved Area (Driveways)*: Maximum 30%
3. *Open Space (Common and/or Public)*: Minimum 40%

4-07-02-03-02 LANDSCAPING

1. *Minimum Landscaped Area*: Not less than 30% of the site area shall be landscaped.
2. *Required Ground Cover*: A minimum of one-third (1/3) of the required landscape area must be covered by living ground material within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one hundred twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the ~~Director of Planning and Development~~ Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.
3. *Required Trees and Shrubs*: A minimum of one (1) large tree and two (2) shrubs, or two (2) ornamental trees and two (2) shrubs, shall be required for each increment of fifteen hundred (1,500)

square feet in western Adams County and three thousand (3,000) square feet in eastern Adams County.

4. *Parking Lot Landscaping:* All parking lots which consist of thirty (30) spaces or more must be designed to include landscaped islands between rows. This landscaping shall be credited toward the total landscaped area required.
5. *Required Tree Mix:* The selection of trees shall be a mix of large deciduous (30% - 70%) and ornamental (30% - 70%) trees. Evergreens shall be considered ornamental.
6. *Minimum Size Requirements:* Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
Ornamentals	Less than 20'	1" to 1-1/2"
Large Deciduous	Over 20'	2" to 2-1/2"
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall
Low Shrubs	1' to 3'	5 gallon
Upright Shrubs	3' to 10'	5 gallon

7. *Irrigation System Required:* A fully automatic irrigation system is required.

4-07-02-03-03 *STRUCTURE SITING*

Structures shall be organized on the site in a clustered, efficient manner. There shall be a continuity of design in structure groupings. In larger projects, the unit type shall vary between groupings. Structures should be grouped in such a way to provide visual interest.

4-07-02-03-04 *UTILITY SCREENING*

Group transformers with utility meters shall be used where possible. Utility appurtenances, including telephone pedestals, utility meters, irrigation system backflow preventers, transformers, and other similar utilities may be screened from adjacent properties, parking areas, public roads and pedestrian walkways where it is technically feasible.

4-07-02-04 DWELLING, MULTI-FAMILY

4-07-02-04-01 **MINIMUM UNIT SIZE**

Each apartment or condominium shall have a minimum of floor area as stated below:

- a. *Efficiency*: Four-hundred-fifty (450) square feet
- b. *One Bedroom*: Six hundred (600) square feet
- c. *Two Bedroom*: Seven-hundred-fifty (750) square feet
- d. *Three Bedroom*: Nine hundred (900) square feet
- e. *Four Bedroom*: One thousand (1,000) square feet

4-07-02-04-02 **SITE COVERAGE**

- 1. Apartment/Condominium Developments
 - a. *Principal and Accessory Structures*: Maximum 40%
 - b. *Paved Area (including Driveways)*: Maximum 30%
 - c. *Open Space (Common and/or Public)*: Minimum 30%
- 2. Triplex and Fourplex Developments
 - a. *Principal and Accessory Structures*: Maximum 50%
 - b. *Paved Area (Driveways)*: Maximum 20%
 - c. *Open Space (Common and/or Public)*: Minimum 30%

4-07-02-04-03 **LANDSCAPING**

- 1. *Minimum Landscaped Area*: Not less than thirty percent (30%) of the site area shall be landscaped.
- 2. *Required Ground Material*: A minimum of one-third (1/3) of the required landscape area must be covered by living ground material within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one hundred twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the ~~Director of Planning and Development~~ Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.

3. *Required Trees and Shrubs:* A minimum of one (1) large tree and two (2) shrubs, or two (2) ornamental trees and two (2) shrubs, shall be required for each increment of fifteen hundred (1,500) square feet in western Adams County and three thousand (3,000) square feet in eastern Adams County.
4. *Parking Lot Landscaping:* All parking lots which consist of thirty (30) spaces or more must be designed to include landscaped islands between rows. This landscaping shall be credited toward the total landscaped area required.
5. *Required Tree Mix:* The selection of trees shall be a mix of large deciduous (10% - 50%) and ornamental (10% - 50%). Evergreens shall be considered ornamental.
6. Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
Ornamentals	Less than 20'	1" to 1-1/2"
Large Deciduous	Over 20'	2" to 2-1/2"
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall
Low Shrubs	1' to 3'	5 gallon
Upright Shrubs	3' to 10'	5 gallon

7. *Irrigation System Required:* A fully automatic irrigation system is required.

4-07-02-04-04 OPEN SPACE

1. *Pedestrian Inclusion:* Open space may include pedestrian pavements and plazas, and any parking lot island greater than four hundred (400) square feet in size.
2. *Active Recreation Areas:* Active recreation areas shall be located where light and noise will not adversely impact adjacent properties.
3. *Coordination with Adjacent Properties:* Open space and trail design shall be coordinated with adjacent properties.

4-07-02-04-05 BICYCLE PARKING

Bicycle parking shall be provided for all multi-family development. Bicycle parking areas shall be located near structure entries, but shall not encroach into pedestrian walkways.

4-07-02-04-06 *STRUCTURE SITING*

Structures shall be organized on the site in a clustered, efficient manner. There shall be a continuity of design in structure groupings. In larger projects, the unit type shall vary between groupings. Structures should be grouped in such a way to provide visual interest.

4-07-02-04-07 *UTILITY SCREENING*

Group transformers with utility meters shall be used where possible. Utility appurtenances, including telephone pedestals, utility meters, irrigation system backflow preventers, transformers, and other similar utilities may be screened from adjacent properties, parking areas, public roads and pedestrian walkways where it is technically feasible.

4-07-02-05 *DWELLING, MANUFACTURED HOME PARK***4-07-02-05-01 *PURPOSE***

The manufactured home parks and manufactured home subdivisions performance and design standards are intended primarily to accommodate planned manufactured home developments in a desirable residential environment thereby providing a greater range and choice of housing types. These developments are intended to accommodate individual manufactured homes either on their own individual plot of ground within a subdivision, or within a planned-unit manufactured home park on a condominium lot sale basis or lot rental or lease basis so the park remains in one ownership to comply with the conditions of development.

4-07-02-05-02 *ESTABLISHMENT*

Manufactured home parks may be allowed in most residential zone districts by conditional use permit after a public hearing and examination of the development plans and the location thereof. A manufactured home park will only be allowed after finding it complies with the development standards of this section and the zone district in which it may be located, will not be unduly detrimental to surrounding properties, and will be reasonably compatible with the development or potential development of adjoining land.

The Board of County Commissioners may impose reasonable conditions necessary to protect surrounding properties. It is the intent to permit manufactured home parks under appropriate conditions and at locations within the County where they are reasonably compatible with

existing and potential development of the properties in the vicinity. Sites selected should be such they can be developed in accordance with this code. Manufactured home parks should have adequate road access and utility services, including acceptable water and sewer services, and should provide the usual residential amenities of a planned unit development. Camping or recreational vehicles and/or trailers are not intended as dwellings in a manufactured home park, but may be permitted within areas of the park designed to meet the recreational vehicle park and campground standards, as permitted by this Section 4-07-02-05 subject to Conditional Use Permit approval.

4-07-02-05-03 *REQUIREMENTS*

The following conditions and restrictions shall apply to all manufactured home parks:

1. A park must have a minimum area of ten (10) acres and be located where ample road access and utility services are available.
2. At least fifteen (15%) percent of the gross site area must be in open space or recreational areas available for use by all residents. Parking, driving and setback areas and small areas less than five thousand (5,000) square feet in area do not count in the required open space.
3. The density may not exceed seven (7) manufactured homes per gross acre nor shall the overall density exceed the density permitted within the zone district in which the park will be located.
4. A twenty (20) foot strip around the boundary must be landscaped to provide a visual screen. All open spaces and other unimproved areas must be suitably landscaped. All landscaping must be maintained and furnished with an automatic sprinkler system.
5. All manufactured homes, and extensions thereof, accessory structures and other buildings must be set back:
 - a. twenty (20) feet from the boundary of the park;
 - b. twenty (20) feet from a public way;
 - c. ten (10) feet from a private interior drive, walking or parking area; and
 - d. sixteen (16) feet from any other manufactured home.
6. One (1) freestanding identification sign may be erected along each major approach to the park so long as such sign:

- a. does not exceed an area of fifteen (15) square feet;
 - b. does not exceed eight (8) feet in height;
 - c. sets back from the road at least eighteen (18) feet; and
 - d. is of low-intensity illumination and not flashing or animated.
7. Public roads to be dedicated must comply with the County's current specifications and standards. Private roads must be improved to the extent and in the manner acceptable to the ~~Director of Public Works~~ Director of Transportation. Minimum paving widths for private roads are:
- a. thirty-six (36) feet for entrances and all drives with guest parking on both sides;
 - b. twenty-nine (29) feet for two-way drives with parking on one side;
 - c. twenty-two (22) feet for two-way drives with no parking; and
 - d. eleven (11) feet for one-way drives with no parking.
8. Paved off-road parking must be provided at the ratio of two (2) spaces per manufactured home. At least one (1) space must be at the manufactured home space. Other spaces may be in a common parking area so long as each space is within two hundred (200) feet of the manufactured home space to which it relates. No space shall be located closer than eight (8) feet from any road. One (1) guest parking space shall be provided for each (8) manufactured homes in a common parking area.
9. Maps showing location of all parking spaces, buildable areas, and accessory commercial buildings and common buildings, and for all common open areas, shall be included with and made a part of the Conditional Use Permit approval.
10. The area for buildings, structures, manufactured homes, and accessory buildings shall be shown on a map for each site and hereafter called buildable areas. The maximum length and width of any manufactured home shall be shown on the map for each buildable area.
11. No manufactured home or accessory building may be located in any area in excess of the buildable areas indicated on the map.
12. All manufactured home parks shall be provided with safe, convenient paved vehicular access from abutting roads to each manufactured home space.
13. A manufactured home development shall have two (2) separated direct connections to public roads and shall be designed to allow free movement of traffic on such adjacent roads. Access to a manufactured

- home development shall not be through a residential area to reach a collector route.
14. No manufactured home site shall have direct frontage on a public road outside of the manufactured home park boundaries.
 15. A manufactured home park shall have a minimum of one hundred (100) feet of frontage on a public road.
 16. Each manufactured home space shall comply with the following:
 - a. The limits of each manufactured home space shall be marked on the ground by suitable means. Location space limits on the ground shall be the same as shown on the required map.
 - b. The manufactured home space shall be improved to provide adequate support for the placement and tie-down of the manufactured home.
 - c. Each manufactured home space shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area shall not be less than three hundred (300) square feet with at least one dimension of fifteen (15) feet. This area shall not be a part of the buildable area. The minimum area within each manufactured home space shall be four thousand (4000) square feet and the minimum space width shall be forty (40) feet.
 17. Solid waste collection stands shall be provided for all waste containers. Such stands shall be so designed as to prevent containers from being tipped and minimize spillage and container deterioration and to facilitate cleaning of the area. Solid waste collection stands shall be screened adequately from view.
 18. Storage areas shall be provided for the storage of boats, campers, utility trailers and extra vehicles at the following ratio: Three hundred (300) square feet for each four (4) manufactured home spaces. Each storage area shall be enclosed with a chain link or comparable fence six (6) feet in height and shall be screened from exterior view.
 19. A properly designed manufactured home park located on a major highway or primary or secondary arterial County road may be designed to utilize a maximum of ten (10) percent of the manufactured home park site to accommodate travel trailers or similar recreational vehicles in accordance with standards for Recreational Vehicle Parks and Campgrounds.
 20. All manufactured home parks shall be screened from any adjacent non-manufactured home park or public road with a masonry wall, adequate plantings, or solid material fence of six (6) feet in height.

21. There must be a paved system of walkways, which gives safe and convenient access to every manufactured home and all common facilities.
22. The park must be supplied by central water for domestic use and for fire protection satisfactory to the applicable fire district.
23. The park and each manufactured home must be connected to the central sanitary sewer system or some other system approved by the Director of ~~Public Works~~Community and Economic Development and Tri-County Health Department. Individual sewage disposal systems are prohibited from serving manufactured home parks.
24. There must be a storm sewer system and drainage plan satisfactory to the Director of ~~Public Works~~Community and Economic Development.
25. Utilities (distribution lines within subdivisions) must be underground. High voltage transmission lines are not required to be placed underground.
26. Each manufactured home must be securely installed upon a stand and must be skirted to conceal the undercarriage.
27. At least one-third of the manufactured home spaces in the park must be graded and served with utilities and roads before any units may be located on the site and every unit must be connected with the water and sewer systems before occupancy.
28. The following are allowed in a manufactured home park:
 - a. Manufactured homes, either on individual owned plots of ground, on a condominium basis, or on leased lots;
 - b. Accessory buildings, such as laundry, grounds maintenance shop, recreation, restroom and swimming pool; and
 - c. Those uses permitted in the C-1 zone, not including service stations intended to serve park residents and invited guests, so long as the aggregate floor area of such uses does not exceed the ratio of ten (10) square feet for every manufactured home. All commercial uses shall be approved within the Conditional Use Permit.

4-07-02-05-04 PLATTING

A manufactured home park may be platted in accordance with the requirements for plats as provided for in the subdivision standards and regulations, remaining subject to the terms of the Conditional Use Permit. Any manufactured home development involving a subdivision of land into separately owned parcels or lots must be platted as provided in the subdivision standards and regulations. A manufactured home subdivision is subject to all of the requirements of the zone district in

which it is located. Lots may be platted within a manufactured home park. All platted lots shall meet the following minimum dimensional requirements:

1. The minimum lot area is seven thousand (7,000) square feet; and
2. The minimum lot width is sixty-five (65) feet.

4-07-02-05-05 *CERTIFICATION*

All manufactured housing shall be certified pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974", 42 U. S. C. 5401 et. seq., as amended. Certification shall be demonstrated by a HUD label affixed to the home with a 3 (three) letter identifier (identifying the inspection agency), and 6 (six) digit HUD number. In the alternative the Director of ~~Public Works~~ Community and Economic Development may approve the equivalent data sheet for the home provided it is identical to the requirements for the State of Colorado or Adams County.

4-07-02-06 *DWELLING, MOBILE HOME PARK*

4-07-02-06-01 *NO NEW MOBILE HOME PARKS*

No new mobile home parks shall be permitted, except in the MH Zone District. Existing mobile home parks may be expanded and modified subject to a Conditional Use Permit where permitted and in accordance with these standards and regulations.

4-07-02-06-02 *CONDITIONAL USE PERMIT REQUIRED*

A conditional use permit shall be required for all expansions or modifications to existing mobile home parks.

4-07-02-06-03 *MINIMUM MOBILE HOME SIZE*

The minimum unit size of any new or replacement mobile home shall be six hundred (600) square feet.

4-07-02-06-04 *LANDSCAPING*

A landscaping plan shall be submitted for review and approval. The setbacks of the development and any other area not covered by mobile homes, driveways, ingress and egress, or other structures, shall be landscaped.

4-07-02-06-05 *OTHER STANDARDS*

Mobile home parks shall meet all design and performance requirements contained in Section 4-07-02-05 for manufactured home parks except a mobile home park shall not be required to meet the minimum area or certification requirements for manufactured home parks. Variations may be permitted as part of the conditional use permit approval where the requirement would unreasonably restrict the improvement or expansion of the mobile home park. The standards shall only be applicable to those areas of a park being modified or expanded. Areas of an existing mobile home park which are not being modified shall not be required to comply with the standards contained in Section 4-07-02-05.

4-08 INSTITUTIONAL USES PERFORMANCE STANDARDS

4-08-01 GENERAL PERFORMANCE STANDARDS

4-08-01-01 PURPOSE

The purpose of the following general performance standards is to address elements of planning, design, operation and maintenance that shall be applied to all institutional development in Adams County. Any use specific performance standards contained in these standards and regulations shall also be applied. Where a use specific performance standard conflicts with a general performance standard, the use specific standard shall apply.

4-08-01-02 SUBSECTIONS

The following general performance standards are included in this section:

1. Project Compatibility
2. Fencing, Walls and Screening

The following general performance standards are located in other sections of these standards and regulations:

1. Parking (See Section 4-12)
2. Signage (See Section ~~0-004-01~~)
3. Landscaping (See Section 4-15-08)
4. Weeds and Offending Vegetation (See Section 4-17)
5. Site Design Considerations (See Section 4-20)
6. Operational Standards (See Section 4-13)
7. Off-Road Utility, Dumpster, Recycling, and Trash Handling Facilities (See Section 4-21)
8. Off-Premise Signs (See Section 4-15)

4-08-01-02-01 PROJECT COMPATIBILITY**4-08-01-02-01-01 Purpose**

The purpose of this section is to ensure the physical and operational characteristics of proposed structures and uses are compatible when considered within the context of the surrounding area.

4-08-01-02-01-02 Architectural Character

New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a complementary design. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in structure mass and outdoor spaces, similar relationships to the road, similar window and door patterns, and/or the use of building materials with color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.

4-08-01-02-01-03 Structure Size, Height, Bulk, Mass, Scale

New structures shall either be similar in size and height, or if larger, be articulated and subdivided into massing proportional to the mass and scale of other structures in the immediate vicinity.

4-08-01-02-01-04 Structure Orientation

To the maximum extent feasible, primary facades and entries shall face the adjacent road. Main entrances shall face a connecting walkway with a direct pedestrian connection to the road without requiring pedestrians to walk through parking lots or cross driveways.

4-08-01-02-01-05 Building Materials

1. *General:* Building materials shall either be similar to the materials already being used in the immediate area or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure enough similarity exists for the structure to be compatible, despite the differences in materials.
2. *Glare:* Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal or reflective glass, the potential for glare from such materials will be evaluated to determine whether or not the

glare would create a significant adverse impact on the adjacent property owners, neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views. If so, such materials shall not be permitted.

3. *Windows*: Mirror glass with a reflectivity or opacity of greater than sixty percent (60%) is prohibited. Clear glass shall be used for institutional front windows or doors. Windows shall be individually defined with detail elements such as frames, sills, and lintels, and placed to visually establish and define the structure stories and establish human scale and proportion.

4-08-01-02-01-06 ***Land Use Transition***

When land uses with significantly different visual character are proposed adjacent to each other and where gradual transitions are not possible or not in the best interest of the community, the proposed structure shall, to the maximum extent feasible, achieve compatibility through compliance with the standards set forth in this Section regarding scale, form, materials, and colors and adoption of operational standards including limits on hours of operation, lighting, placement of noise-generating activities and similar restrictions.

4-08-01-02-01-07 ***Operational/Physical Compatibility Standards***

The following conditions may be imposed upon the approval of development applications to ensure new development will be compatible with existing neighborhoods and uses, including, but not limited to, restrictions on:

1. Hours of operations and deliveries
2. Location of activities generating potential adverse impacts on adjacent uses such as noise and glare
3. Placement of trash receptacles
4. Location and screening of loading and delivery zones
5. Light intensity and hours of full illumination
6. Placement and illumination of outdoor vending machines

4-08-01-02-02 ***FENCING, WALLS, AND SCREENING***

4-08-01-02-02-01 ***Maximum Height***

The maximum height of fencing, walls, or screening shall be ninety-six (96) inches, which may include more than four (4) strands of barbed wire

forming the top eighteen (18) inches or less of the fence, placed at a forty-five (45) degree angle.

4-08-01-02-02-02***Fence Bottom***

The bottom of the fence shall be no more than six (6) inches above grade at any point.

4-08-01-02-02-03***Electric and Barbed Wire Fencing Prohibited***

Electric fencing and fencing consisting only of barbed wire are prohibited as an external boundary fence.

4-08-01-02-02-04***Screen Fencing***

Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be followed in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County.

1. If the property is already developed and the proposed storage area is enclosed by an existing chain link fence, which has a useful life remaining, the property owner shall:
 - a. Install heavy gauge PVC or vinyl inserts.
 - b. The inserts shall achieve a minimum of ninety (90) percent opacity.
 - c. Color of the inserts is at the discretion of the applicant.
 - d. If the existing fence does not have a remaining useful life, the property (or portion of the property affected) defaults to item 2.
2. If the property is not developed and is proposed for outside storage, the property owner shall conceal all outside storage with an eight foot solid wood fence or masonry wall.
3. If the property is not feasibly screened by a fence from an adjacent road due to topography, the property owner shall:
 - a. Install fast growing trees (preferably a mix of coniferous and deciduous) appropriately spaced to ensure complete screening at maturity.

- b. A chain link fence may be constructed at the discretion of the applicant, but must be placed to the interior of the screening trees.
- 4. All fencing shall be maintained and kept in good condition at all times. Condition of fences shall be evaluated through a review of:
 - a. Structural integrity and being functionally sound under the Uniform Building Code; and
 - b. Substantially the same condition as originally permitted or constructed.

4-08-01-02-02-05 *Garbage Area Screening*

Garbage area screening shall consist of a six (6) foot high minimum screen fence.

4-08-01-02-02-06 *Outdoor Storage Screening*

Outdoor storage area screening shall consist of a six (6) foot high minimum screen fence. Outdoor storage shall be not allowed above the height of the fence.

4-08-01-02-02-07 *Masonry Wall*

All walls specified to be masonry shall be solid and constructed out of a brick or stone material. The wall shall not permit the contents within the wall to be seen from the outside.

4-08-01-02-02-08 *Noise Barrier Fencing*

Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed commercial development, the ~~Director of Planning and Development~~Director of Community and Economic Development may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the ~~Colorado Department of Highways~~Colorado Department of Transportation and these standards and regulations.

4-08-01-02-02-09 *Retaining Walls*

Any retaining wall over two (2) feet in height shall require plans prepared by a professional engineer as a condition for a building permit except where waived by the ~~Director of Public Works~~Director of Transportation.

4-08-01-02-02-10 *Traffic View Obstruction*

Traffic view obstruction as outlined in these standards and regulations by any fence, wall or screen is prohibited.

4-08-01-02-02-11 *Sidewalk Maintenance*

The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk along the right-of-way abutting his property including snow removal for pedestrian access.

4-08-02 PERFORMANCE STANDARDS BY USE CATEGORY

The following general performance standards are included in this section:

1. Crematory/Crematorium ***Adopted by the BoCC on December 13, 2010**
2. Institutional Residential
3. Halfway House ***Adopted by the BoCC on December 13, 2010**
4. Neighborhood Indoor Uses
 - a. Day Care Centers
 - b. Elementary and Secondary Schools
5. Outdoor Public Uses
 - a. Cemeteries
 - b. Picnic, Parks and Playgrounds
 - c. Swimming Pools, Public
6. Places of Worship
7. Public Services
 - a. Fire Stations
 - b. Police Stations and Post Offices
 - c. Utility Substations

4-08-02-01 CREMATORY/CREMATORIUM *

1. All structures used in conjunction with a crematorium shall be setback a minimum of twenty-five (25) feet from all property lines unless required to be greater by the Zone District.

***Adopted by the BoCC on December 13, 2010**

4-08-02-02 INSTITUTIONAL RESIDENTIAL

All institutional residential uses shall meet the following standards:

1. *Location:* No institutional residential facility shall be located within five hundred (500) feet of any other institutional residential facility.
2. *New Construction in Residential Area:* Any new construction allowed in a residential zone district for the operation of a group living facility shall substantially resemble a conventional single-family dwelling.
3. *No Administrative Activities on Premises:* No administrative activities of any private or public organization or agency shall be conducted on the premises of the group living facility.
4. *Residential Suites and Assisted Living Units:* Residential suites and assisted living units shall provide bathrooms but shall not provide cooking facilities.
5. *Density:* Residential suites and assisted living units shall be constructed at the same density as the density in the applicable zone district. If the group home has on-site common use dining, recreation, health care, or a convalescent center, the density for any associated multi-family units shall not exceed two (2) times the allowed multi-family base density for the zone district.
6. *Screened Parking:* Off-road parking for the guests shall be screened with landscaping meeting the requirements of a Type C Bufferyard (See Section 4-16-18).
7. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
8. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.
9. *Drop-Off/Pick-Up Areas:* All institutional residential uses shall provide an off-road drop-off/pick-up area for patrons or clients. The area shall be provided at a rate of one (1) space per eight (8) individuals. The spaces shall be signed as loading areas and at least ten (10) by twenty (24) feet in area. All drop-off/pick-up areas shall be approved by the ~~Director of Planning and Development~~ Director of Community and Economic Development.

4-08-02-03 HALFWAY HOUSE *

***Adopted by the BoCC on December 13, 2010**

****Amended by the BoCC on January 7, 2013**

All halfway house uses shall meet the following standards:

1. *Licensing:* Halfway houses must be properly licensed by the State of Colorado.
2. *Location:* No halfway house shall be located within five hundred (500) feet of any other halfway house. Halfway houses shall be located within one (1) mile of an RTD bus or rail stop. The method of measurement shall be from property line a point roughly in the center of the bus or rail stop. Setbacks shall be established as of the date of application.
3. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
4. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.
5. *Drop-Off/Pick-Up Areas:* All halfway houses shall provide an off-road drop-off/pick-up area for patrons or clients. The area shall be provided at a rate of one (1) space per eight (8) individuals. The spaces shall be signed as loading areas and at least ten (10) by twenty (24) feet in area. All drop-off/pick-up areas shall be approved by the ~~Director of Planning and Development~~ Director of Community and Economic Development.
6. *Setbacks:* Halfway Houses shall be set back a minimum of one-thousand five hundred (1,500) feet from schools (pre-K through grade 12), residentially zoned property, residentially used property, and state licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the state of Colorado). The method of measurement shall be from property line to property line. Setbacks shall be established as of the date of application.
7. *Waiver from Residential Setback:* No halfway house shall be located within 1,500 of a residentially zoned or used property unless a waiver is obtained in writing from the residential property owner(s) within 1,500 feet and a disclosure document is recorded against the property. If a waiver cannot be obtained, the applicant may not proceed with a Conditional Use Permit for the subject property.
8. *Number of Occupants:* The number of occupants within the halfway house shall conform to all standards within the applicable state of Colorado rules and regulations, the applicable fire code, and the applicable building code that is in use by Adams County. In the event of a conflict between any state and county standard, the stricter standard shall apply.
9. *Alcohol and Substance Abuse Management Plan:* All halfway houses shall submit an alcohol and substance abuse management plan to the County.
10. *Legal Non-Conforming Halfway Houses:* Existing and legally permitted halfway houses that do not meet one or more of the standards within this

section may continue to operate in accordance with the regulations for the duration of the Conditional Use Permit. Existing and legally permitted halfway houses may apply for a Major or Minor Amendment to the Conditional Use Permit without conformance to these standards and regulations. In the event that a Conditional Use Permit for an existing halfway house expires and/or is revoked, conformance with all standards within these standards and regulations shall be required and the use shall no longer be considered legal non-conforming.

4-08-02-04 NEIGHBORHOOD INDOOR USES

All neighborhood indoor uses shall meet the following standards.

4-08-02-04-01 GENERAL

1. *Screened Parking:* Off-road parking for the guests shall be screened with landscaping meeting the requirements of a Type C Bufferyard (See Section 4-16-18).
2. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
3. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.

4-08-02-04-02 DAY CARE CENTERS

1. *Licensing:* Day care centers must be properly licensed by the State of Colorado.
2. *Drop-Off/Pick-Up Areas:* Day care centers must provide adequate drop-off and pick-up areas. The required area shall be based upon the maximum number of individuals cared for at a single time. Specifically, there shall be two-hundred-fifty (250) square feet of signed, off-road, drop-off/pick-up area for every eight (8) individuals. All drop-off/pick-up areas shall be approved by the ~~Director of Planning and Development~~ Director of Community and Economic Development.
3. *Outdoor Recreation Facilities:* Where outside recreation facilities are provided, a six-foot high sight-obscuring fence around the recreation area shall be required to be maintained and the recreation area shall be situated in the rear half of the site.

4. *Residential Appearance:* Existing residential structures in residential zone districts shall not be significantly modified in appearance.
5. *Access:* Day care centers shall be located on collector or arterial roads.
6. *New Construction in Residential Area:* Any new construction allowed in a residential zone district for the operation of a day care center shall substantially resemble a conventional single-family dwelling.

4-08-02-04-03 *ELEMENTARY AND SECONDARY SCHOOLS (PRIVATE)*

1. *Minimum Lot Size:* one thousand (1,000) square feet per student at maximum occupancy, or three (3) acres, whichever is less.
2. *Setbacks:* Five (5) feet for every foot of height of the structure, up to a maximum setback of seventy-five (75) feet.
3. *Access:* Schools shall be located on collector or arterial roads.
4. *Drop-Off/Pick-Up Areas:* All schools must provide adequate drop-off and pick-up areas. All drop-off/pick-up areas shall be approved by the ~~Director of Planning and Development~~Director of Community and Economic Development.
5. *Outdoor Recreation Facilities:* A six-foot high fence shall surround the outside recreation facilities of the school.

4-08-02-05 OUTDOOR PUBLIC USES

All outdoor public uses shall meet the following requirements.

4-08-02-05-01 *CEMETERIES*

1. *Minimum Lot Area:* The minimum lot area is ten (10) acres for a cemetery except for pet cemeteries, where the minimum lot area is three (3) acres.
2. *Height Limits:* Gravemarkers, tombstones, monuments, and memorials shall not exceed ten (10) feet in height. Buildings, including mausolea, columbaria, and crypts, shall not exceed thirty-five (35) feet in height.
3. *Screening:* The property may be screened from all adjacent properties by a sight-obscuring fence, hedge or wall. If the applicant or ~~Department of Planning and Development~~Community and Economic Development Department requires screening, all common property lines with an adjacent residential use or zone district shall be screened with landscaping meeting the requirements of a Type B Buffer yard (See Section 4-16).

4-08-02-05-02 PICNIC AREAS, PARKS, AND PLAYGROUNDS

1. *Setbacks:* Picnic areas, parks, and playgrounds shall be setback seventy-five (75) feet from all abutting residentially or commercially zoned properties unless designed as an accessory use to an adjacent use.
2. *Hours of Operation:* Outdoor activities shall not begin before 7:00 a.m. and shall conclude by 11:00 p.m. when abutting residentially zoned or used property.
3. *Lighted Facilities:* Not Applicable
4. *Lighting:* Lighting for all facilities shall be turned off by 11:15 p.m.
5. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
6. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.

4-08-02-05-03 SWIMMING POOLS, PUBLIC

1. *Setbacks:* Swimming pools shall be set back one hundred (100) feet from abutting residential and commercial zone districts and uses.
2. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
3. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.
4. *Certified Lifeguard:* At least one (1) certified lifeguard shall be on duty during all hours of operation.

4-08-02-06 PLACES OF WORSHIP

All places of worship shall meet the following standards.

1. *Vehicular Access:* When located in a residential district or on a lot contiguous to a residential district or use, a place of worship shall have its principal vehicular entrance and exit on an arterial or collector road or on a local road within one hundred (100) feet of the local road's intersection with an arterial or collector road.
2. *Belfries and Steeples Exempt from Height Limitations:* Belfries or steeples shall be exempt from any height requirements.

3. *Parcels less than 35 acres:* In the A-3 Zone District require Conditional Use Permit approval.

4-08-02-07 PUBLIC SERVICE

All public service facilities shall meet the following standards.

4-08-02-07-01 GENERAL

1. *Outdoor Storage:* Materials may be stored outdoors, provided the storage area does not occupy more than twenty-five percent (25%) of the structure area and is screened in accordance with Section 4-08-01-02-02-05 of these standards and regulations.
2. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.

4-08-02-07-02 FIRE STATIONS

1. *Minimum Parcel Area:* one-half (½) acre
2. *Setback from Residential Zone:* Not Applicable.

4-08-02-07-03 POLICE STATIONS AND POST OFFICES

1. *Minimum Parcel Area:* one (1) acre
2. *Setback from Residential Zone:* Not Applicable.

4-08-02-07-04 UTILITY SUBSTATIONS

1. *Transmission Lines:* Transmission line rights-of-way shall be exempt from bufferyard requirements.
2. *Screening:* Transformers, electric substations, and outdoor storage yards shall be screened with screen fencing a minimum of six (6) feet high and landscaping meeting the requirements of a Type C Bufferyard (See Section 4-16-18).
3. *Setbacks:* Public utility stations or structures in residential areas shall maintain minimum setbacks in accordance with the National Electric Safety Code (NESC) for electrical lines or the U.S. Department of Transportation (USDOT) for gas lines, be fenced, and either be screened from view or assume a residential appearance.

4-09 COMMERCIAL USES PERFORMANCE STANDARDS

4-09-01 GENERAL PERFORMANCE STANDARDS

4-09-01-01 PURPOSE

The purpose of the following general performance standards is to address elements of planning, design, operation, and maintenance that shall be applied to all commercial development in Adams County. Any use-specific performance standards contained in these standards and regulations shall also be applied. Where a use-specific performance standard conflicts with a general performance standard, the use-specific standard shall apply.

4-09-01-02 SUBSECTIONS

The following general performance standards are included in this section:

1. Project Compatibility
2. Fencing, Walls and Screening

The following general performance standards are located in other sections of these standards and regulations:

1. Parking (See Section 4-12)
2. Signage (See Section ~~0-004-01~~)
3. Landscaping (See Section 4-15-08)
4. Weeds and Offending Vegetation (See Section 4-17)
5. Site Design Considerations (See Section 4-20)
6. Operational Standards (See Section 4-13)
7. Off-Road Utility, Dumpster, Recycling, and Trash Handling Facilities (See Section 4-21)
8. Off-Premise Signs (See Section 4-15)
9. Sexually Oriented Businesses (See Section 4-19)

4-09-01-03 PROJECT COMPATIBILITY**4-09-01-03-01 PURPOSE**

The purpose of this section is to ensure the physical and operational characteristics of proposed structures and uses are compatible when considered within the context of the surrounding area.

4-09-01-03-02 ARCHITECTURAL CHARACTER

New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a complementary design. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in structure mass and outdoor spaces, similar relationships to the road, similar window and door patterns, and/or the use of building materials with color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.

4-09-01-03-03 STRUCTURE SIZE, HEIGHT, BULK, MASS, SCALE

New structures shall either be similar in size and height, or if larger, be articulated and subdivided into massing proportional to the mass and scale of other structures in the immediate vicinity.

4-09-01-03-04 STRUCTURE ORIENTATION

To the maximum extent feasible, primary facades and entries shall face the adjacent road. Main entrances shall face a connecting walkway with a direct pedestrian connection to the road without requiring pedestrians to walk through parking lots or cross driveways.

4-09-01-03-05 BUILDING MATERIALS

1. *General:* Building materials shall either be similar to the materials already being used in the immediate area or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure enough similarity exists for the structure to be compatible, despite the differences in materials.
2. *Glare:* Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal or reflective glass, the potential for glare from such materials will be evaluated to determine whether or not the glare

would create a significant adverse impact on the adjacent property owners, neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views. If so, such materials shall not be permitted.

3. Windows
 - a. *Glass*: Mirror glass with a reflectivity or opacity of greater than sixty percent (60%) is prohibited. Clear glass shall be used for commercial storefront display windows or doors.
 - b. *Location and Details*: Windows shall be individually defined with detail elements such as frames, sills, and lintels, and placed to visually establish and define the structure stories and establish human scale and proportion.

4-09-01-03-06 **LAND USE TRANSITION**

When land uses with significantly different visual character are proposed adjacent to each other and where gradual transitions are not possible or not in the best interest of the community, the proposed structure shall, to the maximum extent feasible, achieve compatibility through compliance with the standards set forth in this Section regarding scale, form, materials, and colors and adoption of operational standards including limits on hours of operation, lighting, placement of noise-generating activities and similar restrictions.

4-09-01-03-07 **OPERATIONAL/PHYSICAL COMPATIBILITY STANDARDS**

The following conditions may be imposed upon the approval of Conditional Use Permits to ensure new development will be compatible with existing neighborhoods and uses, including, but not limited to, restrictions on:

1. Hours of operations and deliveries.
2. Location of activities that generating potential adverse impacts on adjacent uses such as noise and glare.
3. Placement of trash receptacles.
4. Location and screening of loading and delivery zones.
5. Light intensity and hours of full illumination.
6. Placement and illumination of outdoor vending machines.

4-09-01-04 FENCING, WALLS AND SCREENING**4-09-01-04-01 MAXIMUM HEIGHT**

The maximum height of fencing, walls and screening shall be ninety-six (96) inches, which may not include more than four (4) strands of barbed wire forming the top eighteen (18) inches or less of the fence, placed at a forty-five (45) degree angle.

4-09-01-04-02 FENCE BOTTOM

The bottom of the fence shall be no more than six (6) inches above grade at any point.

4-09-01-04-03 FENCES PROHIBITED IN LANDSCAPED AREA

No fence shall be permitted within any required landscaped area.

4-09-01-04-04 ELECTRIC AND BARBED WIRE FENCING PROHIBITED

Electric fencing and fencing consisting only of barbed wire are prohibited as an external boundary fence.

4-09-01-04-05 RELATIONSHIP TO STRUCTURE DESIGN

Fencing shall relate to the principal architectural features of the building in design, location and the way in which it connects to the building.

4-09-01-04-06 LONG RUNS OF FENCING DISCOURAGED

Long runs of fencing parallel to public roads are discouraged. Where long runs cannot be avoided, the horizontal alignment of the fences shall be varied to create visual variety and to provide planting pockets between the fence and the road. In addition, periodic breaks in fences should be considered to facilitate pedestrian, bicycle, and transit use.

4-09-01-04-07 SCREEN FENCING

Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be

followed in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County.

1. If the property is already developed and the proposed storage area is enclosed by an existing chain link fence, which has a useful life remaining, the property owner shall:
 - a. Install heavy gauge PVC or vinyl inserts.
 - b. The inserts shall achieve a minimum of ninety (90) percent opacity.
 - c. Color of the inserts is at the discretion of the applicant.
 - d. If the existing fence does not have a remaining useful life, the property (or portion of the property affected) defaults to item 2.
2. If the property is not developed and is proposed for outside storage, the property owner shall conceal all outside storage with an eight foot solid wood fence or masonry wall.
3. If the property is not feasibly screened by a fence from an adjacent road due to topography, the property owner shall:
 - a. Install fast growing trees (preferably a mix of coniferous and deciduous) appropriately spaced to ensure complete screening at maturity.
 - b. A chain link fence may be constructed at the discretion of the applicant, but must be placed to the interior of the screening trees.
4. All fencing shall be maintained and kept in good condition at all times. Condition of fences shall be evaluated through a review of:
 - a. Structural integrity and being functionally sound under the Uniform Building Code; and
 - b. Substantially the same condition as originally permitted or constructed.

4-09-01-04-08 GARBAGE AREA SCREENING

Garbage area screening shall consist of a six (6) foot high minimum screen fence.

4-09-01-04-09 OUTDOOR STORAGE SCREENING

Outdoor storage area screening shall consist of a six (6) foot high minimum screen fence. Outdoor storage shall not be allowed above the height of the fence.

4-09-01-04-10 MASONRY WALL

All walls specified to be masonry shall be solid and constructed out of a brick or stone material. The wall shall not permit the contents within the wall to be seen from the outside.

4-09-01-04-11 NOISE BARRIER FENCING

Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed commercial development, the ~~Director of Planning and Development~~Director of Community and Economic Development may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the ~~Colorado Department of Highways~~Colorado Department of Transportation and these standards and regulations.

4-09-01-04-12 RETAINING WALLS

Any retaining wall over two (2) feet in height shall require plans prepared by a professional engineer as a condition for a building permit except where waived by the ~~Director of Public Works~~Director of Transportation.

4-09-01-04-13 TRAFFIC VIEW OBSTRUCTION

Traffic view obstruction as outlined in these standards and regulations, by any fence, wall or screen is prohibited.

4-09-01-04-14 SIDEWALK MAINTENANCE

The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk along the right-of-way abutting his property including snow removal for pedestrian access.

4-09-02 PERFORMANCE STANDARDS BY USE CATEGORY**4-09-02-01 SUBSECTIONS**

The following specific performance standards are included in this section:

1. Airports, Landing Strips and Heliports
2. Animal Hospitals
3. Automobile Service Station

4. Bed and Breakfast Establishments
5. Campground, Commercial
 - a. RV Campground
 - b. Tent Campground
6. Communication Towers, Commercial
7. Commercial Retail
8. Drive-In Establishments
9. Golf Courses and Driving Ranges, Commercial
10. Heavy Retail and Heavy Services
 - a. Automobile Dealership
 - b. Automobile Rental
 - c. Automobile or Bus Repair, Painting, and Body Work
 - d. Firewood Sales, Storage and Splitting
 - e. Flea Markets, Outdoor
 - f. Truck, Trailer and Horse Trailer Sales and Rental
 - g. Pawn Shops
11. Indoor Commercial Recreation/Entertainment
 - a. Amusement Center, Video Arcade, Pool Arcade
 - b. Auditoriums, Assembly Halls, Movie Theaters
 - c. Bowling Alleys
 - d. Roller Skating Rinks
12. Kennel, Commercial
13. Lodging, Commercial
14. Massage Business
15. Office
16. Outdoor Commercial Recreation
 - a. Amusement Parks
 - b. Drive-In Theaters
 - c. Gun and Archery Range
 - d. Ice Skating Rinks
 - e. Miniature Golf Courses
 - f. Water Slide Courses

- 17. Racing Facility
 - a. Automobile and Truck
 - b. Dog and Horse Racing
- 18. Restaurants
 - a. Bars and Cocktail Lounges
 - b. Drive-Thru Restaurants
- 19. Services

4-09-02-02 AIRPORTS, LANDING STRIPS AND HELIPORTS

- 1. *Private Airport Minimum Parcel Area:* Private airport minimum parcel area shall be thirty-five (35) acres.
- 2. *Private Heliports Minimum Parcel Area:* Private heliport minimum parcel area shall be two (2) acres.
- 3. *Access:* All airports, landing strips and heliports shall access collector or arterial roads or highways.
- 4. *Verification from the FAA:* A private airport or heliport must submit verification from the Federal Aviation Administration documenting the site does not present a hazard to air navigation.
- 5. *Approach Zone Restrictions:* Compliance with FAA Requirements:
 - a. *Approach Zone:* Any proposed runway or landing strip shall be situated so that any structures, high voltage power lines, towers, chimneys, and natural obstructions within the approach zones, comply with regulations for height restrictions in airport approach zones of the FAA, Division of Aeronautics, or a municipal or other airport authority qualified by law to establish hazard zoning regulations.
 - b. *Landing Strip Setbacks:* There shall be sufficient distance between the end of each usable landing strip and the airport boundary to satisfy the requirements of the FAA. If necessary, air rights or easements shall be acquired from the owners of abutting properties in which approach zones fall.
- 6. *Residential Areas:* No planned approach areas shall be permitted over existing residential areas.
- 7. *Setbacks:* All airport or heliport related structures shall be set back at least one hundred (100) feet from any property line.
- 8. *Buffering:* The ~~Director of Planning and Development~~Director of Community and Economic Development may require buffering in the form of berms around an airport, landing strip or heliport.

9. *Indoor Repair*: All repair of aircraft and machinery shall be done inside hangars.

4-09-02-03 ANIMAL HOSPITAL

1. *Minimum Space Requirements*:
 - a. *Dogs*: Each dog shall be provided a minimum space equal to the following equation:
 - (1) Width of Kennel = Length of dog from nose to base of tail + 2 feet.
 - (2) Length of Kennel = Width of Kennel + 2 feet.
 - (3) Height of Kennel = Head height of dog standing on all four legs + 1 foot.
 - b. *Cats*: Each adult cat shall be provided a minimum of six (6) cubic feet of area. Adult female cats with kittens below three (3) months of age shall be provided with a minimum of eight (8) cubic feet of area.
2. *Waste Disposal*: All animal and food wastes shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department. Animal wastes shall be removed from the site daily or as otherwise necessary to avoid the spread of objectionable odors, insects, pests, and objectionable surface drainage.
3. *Pest Control*: Environmental and/or chemical and scientific controls shall be provided for pest control.
4. *Drainage*: Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
5. *Care of Animals*: All dogs and/or cats shall be cared for in a humane and sanitary manner as approved by Adams County Humane Society and Adams County Animal Control. Household animals (specifically dogs and cats) boarded overnight shall be kept in climate-controlled, sound-proofed buildings. Where facilities are not sound-proofed, a partially or fully enclosed structure or fenced open area (runs, pens, etc.) shall be used to confine any animals and shall be setback one-hundred-fifty (150) feet from any property line.

4-09-02-04 AUTOMOBILE SERVICE STATIONS

1. *Access*: All service stations shall front collector or arterial roads or highways unless the sites are part of a shopping center.
2. *Pump Setbacks*: Pump islands may be located a minimum of forty (40) feet from all exterior property lines, and pump island canopies may project

to within twenty (20) feet of property lines. Islands shall not interfere with any sight distance triangles in accordance with these standards and regulations.

3. *Screening*: Service stations shall be separated from abutting residential properties by a six (6) foot high masonry wall and a Type E Bufferyard.
4. *Landscaping*: In addition to all other required landscaping, boundary landscaping is required for a minimum depth of ten (10) feet along all property lines abutting roads, except for the area required for road openings. Permanent irrigation facilities shall be provided for all landscaped areas.
5. *Indoor Activities*: The changing of engine oil and filters; the lubrication of motor vehicle chassis; the cleaning of component parts; brake adjustment and replacement; mechanical or hand washing and detailing; front-end alignment; the sale or installation of batteries and minor automotive accessories; the sale mounting and repair of tires; the testing, adjustment and replacement of parts, the servicing of air conditioners; the servicing of air pollution control devices; the sale of the sale of soft drinks, candy, ice and similar items.
6. *Outdoor Activities*: The dispensing of gasoline, oil, air, and water from pump islands; any testing or servicing of automobiles which necessitates a running engine; tire display; trash areas enclosed by walls; public telephones in a well lighted location, visible from the road; the sale of soft drinks, candy, ice and similar items via vending machines.
7. *Painting and Body Work Prohibited*: Painting or other body work shall be prohibited at all service stations unless approved by Conditional Use Permit.
8. *Storage*: All products and merchandise shall be stored indoors with the exception of vending machines and tire display.
9. *Garbage Storage*: Any garbage storage area located outside shall be screened from public view in accordance with the Fencing, Walls and Screening section of these standards and regulations.
10. *Restrooms*: One men's and one women's restroom shall be provided to the general public during all hours of operation. All restrooms with exterior entrances shall be located to the side or the rear of the building.

4-09-02-05 **BED AND BREAKFAST ESTABLISHMENTS**

1. *Owner Occupied*: A Bed and Breakfast shall be operated by the resident property owner.
2. *Maximum Number of Lodging Rooms*: The maximum number of lodging rooms in a bed and breakfast establishment shall be five (5) rooms.

3. *Location:* The establishment shall be located within a dwelling abutting a designated arterial or collector road, or within a dwelling designated in a historical site.
4. *Signage:* Signage shall meet the requirements of Section ~~0-004-01~~ except in a residential or agricultural zone district where a single sign, which may be lighted but not flashing, shall be permitted within ten (10) feet of the front lot line. The sign shall not exceed ten (10) square feet in area and shall not block sight distance triangles. The sign shall not exceed five (5) feet in height.
5. *Screened Parking:* Off-road parking for the guest rooms shall be screened with landscaping meeting the requirements of a Type C Bufferyard.
6. *Outdoor Storage:* Accessory outdoor storage is prohibited.
7. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with the Fencing, Walls and Screening section of these standards and regulations.

4-09-02-06 CAMPGROUNDS, COMMERCIAL

1. *Minimum Parcel Area:* The minimum parcel area for commercial campgrounds shall be one (1) acre.
2. *Maximum Density:* A maximum density of fifteen (15) campsites per acre is permitted.
3. *Duration of Stay at Campground:* Visitors to a commercial campground shall stay for a maximum of sixty (60) days.
4. *Access:* Commercial campgrounds shall be located on properties with direct access to an arterial road or highway. No direct access from a public road to an individual campsite shall be permitted. Internal drives must be improved to the extent and in the manner acceptable to the ~~Director of Public Works~~Director of TransportationCommunity and Economic Development. Minimum paving widths for internal drives are:
 - a. thirty-six (36) feet for entrances and all drives with guest parking on both sides;
 - b. twenty-nine (29) feet for two-way drives with parking on one side;
 - c. twenty-two (22) feet for two-way drives with no parking; and
 - d. eleven (11) feet for one-way drives with no parking.

When in the opinion of the ~~Director of Public Works~~Director of TransportationCommunity and Economic Development, paving is not required for a tent campground, paving may be waived. However, all internal drives shall be constructed of at least an approved all weather surface approved by the ~~Director of Public Works~~Director of

- ~~Transportation~~Community and Economic Development and the applicable fire district. In no case shall paving be waived in a recreational vehicle campground.
5. *Common Recreation Area:* Each campground shall have a common recreation area. One hundred (100) square feet of common recreation area shall be provided per campsite.
 6. *Landscaping:* In addition to all other required landscaping, interior landscaping of the campground shall require at least one (1) tree and two (2) shrubs per campsite. Each tree shall be at least two (2) inch caliper in size when planted. Shrubs shall be a minimum of five (5) gallon size when planted.
 7. *Tent Campgrounds:*
 - a. Each tent campsite shall be a minimum of five hundred (500) square feet. A ten (10) foot separation shall be maintained between tent campsites.
 - b. One (1) parking space, nine (9) feet by twenty (20) feet, shall be located on each site. No guest parking shall be required for a tent site. Parking spaces shall be provided with an all weather surface approved by the ~~Director of Public Works~~Director of TransportationCommunity and Economic Development. Paving may be required where in the opinion of the ~~Director of Public Works~~Director of TransportationCommunity and Economic Development it is needed to control dust or water quality.
 8. *Travel Trailer and Recreational Vehicle Campground:* All travel trailer and recreational vehicle campgrounds shall meet the following standards:
 - a. *Zoning:* Travel trailer and recreational vehicle campgrounds shall be located in permitted zone districts on property having direct access to an arterial road or highway.
 - b. *Minimum Area:* A travel trailer park shall consist of a minimum of one (1) acre for the parking of travel trailers for human occupancy only.
 - c. *Paving of Spaces and Drives:* All recreational vehicle and guest parking spaces and drives shall be paved with asphalt or concrete to the specifications contained in these standards and regulations.
 - d. *Tent Sites:* Freestanding tent sites may be permitted provided not more than fifteen (15%) percent of a travel trailer and recreational vehicle campground shall be used for tent sites.
 - e. *Area per Unit:* Each unit or site shall be improved with a minimum paved parking space for the travel trailer or recreational vehicle with a minimum area of ten (10) feet by twenty-five (25) feet in addition to the access driveway. Each recreational vehicle space shall be a

- minimum of twenty-five (25) feet in width and forty-five (45) feet in depth.
- f. **Vehicle Parking:** One (1) paved parking space, nine (9) feet by twenty (20) feet, shall be located on each site. Guest parking, one (1) space for each ten (10) trailer sites, shall be provided off the interior drives.
 - g. **Utilities:** All public utilities shall be placed underground.
9. **Permitted Accessory Uses:** Recreational facilities, laundry buildings, service retail stores, manager's office and storage buildings, sanitary facilities, and fences, constructed in accordance with all the provisions of these standards and regulations and all other applicable County regulations may be permitted as accessory uses.
10. **Manager Housing:** One (1) manufactured home or single-family dwelling may be located in the campground for occupancy of the manager/operator.
11. **Garbage Collection:** At least one (1) garbage pick-up area shall be provided. The garbage pick-up area shall be screened from view in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-04) of these standards and regulations.

4-09-02-07 **COMMERCIAL MOBILE RADIO SERVICE (CMRS)
TELECOMMUNICATION SITES**

1. **Design and Performance Criteria for all CMRS Telecommunication Sites:**
The purpose of design review for CMRS telecommunications sites is to ensure the necessary antennae, equipment, and equipment shelters are sited and screened in a to minimize visual and physical impacts on the surrounding area. The following design criteria and requirements shall apply to all CMRS telecommunication antennae, equipment, equipment shelters, and commercial communication towers:
- a. All CMRS telecommunication antennae, equipment, and equipment shelters shall be designed to be compatible with surrounding buildings and existing or planned uses in the area. This may be accomplished through the use of compatible architectural elements such as color, texture, scale, and character.
 - b. Siting and installation of CMRS telecommunication antennae, equipment, and equipment shelters shall preserve or enhance the existing character of the topography and vegetation of a site. Existing vegetation, if any, and if suitable with natural features, should be preserved and/or improved to provide screening for the facility. If existing topography of the site does not adequately screen equipment from view, fencing may be required. Fencing should not be used exclusively but instead be supplemented with vegetation. Any security fencing should be of a design, which blends into the character of the

- existing environment, and meet the height limitation for the zone district in which the fencing is located.
- c. All CMRS antennae and equipment should be no taller than necessary for the efficient operation of the CMRS antennae and equipment.
 - d. Applicants shall demonstrate the CMRS telecommunications site is a necessary component of the applicant's overall communication network and communication plan for the community. Such demonstration shall require the applicant to establish at least one (1) of the following criteria: (1) the site is necessary to provide appropriate signal coverage quality; (2) the site is made necessary pursuant to the applicant's FCC license; or (3) the site is necessary to handle increased capacity due to caller volume. In addition, the applicant shall demonstrate: (1) existing topography and/or structures in the surrounding area preclude other locations in the same area; and (2) technical and engineering factors require the site to be in the desired location in relation to other existing sites and system constraints such as frequency requirements, availability of electric power and interconnection to telephone land lines, and site access.
 - e. All CMRS telecommunication antennae, equipment, and equipment shelters shall be sited, designed, and screened to minimize the visibility of such equipment from surrounding properties, public roads and neighborhoods.
 - f. The colors of all CMRS telecommunication antennae, equipment, and equipment shelters shall minimize the visibility of the facility.
 - g. To minimize the visual and physical impact on the surrounding area caused by freestanding and building mounted CMRS telecommunications facilities, the County encourages innovative and multiple use of building and structures for the location of CMRS telecommunications facilities, antenna, and equipment.
2. *Design and Performance Standards for Structure or Building Mounted CMRS Telecommunications Facilities:* All structure or building mounted CMRS antennae and equipment shall be designed and constructed to blend with and enhance the architectural characteristics of the accompanying building or structure and shall be subject to building permit approval.
- a. Panel Antennae Standards
 - (1) Panel antennae shall not protrude horizontally more than two (2) feet from the building wall and shall be painted or treated to match the building or structure to which the panel is attached.
 - (2) Panel antennae attached to the side of a building shall not exceed the height of the parapet or the roofline, whichever is greater.

- (3) Panel antennae mounted on an existing penthouse or existing roof-top mounted service equipment for the building shall not exceed the height of the penthouse or service equipment to which the antennae is attached.
 - (4) Panel antennae shall not be mounted in a freestanding, sled, or rack-mounted fashion on the top of a building unless: (1) there exists unscreened service equipment on the roof which will be screened from view along with the panel antennae; (2) the screening of the antennae and equipment will be architecturally compatible with the building; and (3) a waiver is obtained from the ~~Director of Planning and Development~~Director of Community and Economic Development. The construction of artificial penthouses or artificial service equipment on a roof for the purpose of attaching CMRS telecommunication facilities is prohibited.
 - (5) No panel antenna shall exceed the maximum height limitation for the zone district in which the panel is located.
- b. Whip Antennae Standards
- (1) Single whip antennas shall not extend more than fifteen (15) feet above the building height.
 - (2) Where more than one (1) whip antenna is attached to one (1) building, such antennae shall maintain a minimum separation of fifteen (15) feet between antenna owned by different CMRS telecommunication providers.
 - (3) No whip antenna shall exceed the maximum height limitation for the zone district in which the antenna is located.
3. *Design and Performance Standards for Freestanding CMRS Telecommunication Facilities:* All freestanding CMRS telecommunications facilities shall be subject to a Conditional Use Permit. The following design and performance standards shall apply to all freestanding CMRS telecommunication facilities:
- (a) The height of any freestanding CMRS communication facility shall conform to the height limit of the zone district in which the facility is located unless a height exception is granted by the Board of County Commissioners.
 - (b) All freestanding CMRS telecommunications facilities shall meet the landscaping requirements set forth in these standards and regulations including screening of such facilities with vegetation. As a condition of approval of any freestanding CMRS telecommunication facility, the County may require the applicant to provide a performance bond or other surety to the County which is adequate to ensure the completion of all planned and required landscaping and screening associated with

the approved CMRS telecommunication facility. A bond may also be required to ensure removal of the facility if it is abandoned or no longer needed. Where the CMRS telecommunications facility is located on a parcel of land leased by the applicant, and which is part of a larger parcel of land under single ownership, reasonable landscaping improvements in accordance with these standards and regulations may be required within the larger unleased parcel where such improvements will bring the facility into conformance with the requirements of these standards and regulations, mitigate the impacts of the telecommunication facility, or enhance the visual qualities and aesthetics of the larger parcel.

- (c) A freestanding CMRS telecommunications facility, as defined by these standards and regulations, shall not be located closer than the height of the tower from any property line, unless a waiver from this requirement is obtained from the Board of County Commissioners.
***Adopted by the BoCC on December 13, 2010**
- (d) A freestanding CMRS telecommunications facility, as defined by these standards and regulations, shall not be located closer than one thousand (1,000) feet from any other freestanding CMRS telecommunications facility established or proposed by the same or another provider unless a waiver from this requirement is obtained from the Board of County Commissioners. Co-location of CMRS telecommunication facilities on the same freestanding facility is therefore strongly encouraged. No facility owner or lessee or employee thereof shall act to exclude or attempt to exclude any other provider from the same location. A service provider or lessee or employee thereof shall cooperate in good faith to achieve co-location or antennae with other providers. County staff can be used as a resource to facilitate this co-location. Should co-location not be acceptable to existing providers, the service provider wanting to locate on the existing facility shall be required to prove to the satisfaction of the ~~Director of Planning and Development~~Director of Community and Economic Development co-location is not feasible.
- (e) A freestanding CMRS telecommunications facility, as defined by these standards and regulations, shall not be located closer than five hundred (500) feet from any occupied dwelling unit, unless the property owner of said dwelling unit provides a written waiver. The waiver shall subsequently be recorded as a deed restriction notifying future owners of the location of the CMRS facility.
- (f) During the Conditional Use Permit process, the applicant shall demonstrate: (1) the site is necessary to provide appropriate signal coverage quality; (2) the site is made necessary pursuant to the applicant's FCC license; (3) the site is necessary to handle increased

capacity due to caller volume; (4) existing topography and/or structures in the surrounding area preclude other locations in the same area; (5) technical and engineering factors require the site to be in the desired location in relation to other existing sites and system constraints such as frequency requirements, availability of electric power and interconnection to telephone land lines, and site access; (6) screening and design of the freestanding facility will make the site compatible with surrounding land uses; and (7) the structure will not block a significant view, including, but not limited to the Front Range of the Rocky Mountains, the South Platte River, the Rocky Mountain Arsenal Wildlife Refuge, Barr Lake, and other significant water bodies.

4. *Design and Performance Standards for CMRS Telecommunication Equipment Shelter:* All CMRS telecommunications equipment shelters shall be screened so they are not visible from any adjacent public roads or public areas.
 - a. Equipment shelters associated with roof or building mounted CMRS antennae are encouraged to be located in one of the following areas, which are listed in order of preference from most (1) to least (7) preferred:
 - (1) Inside the building or structure to which the panel or whip antennae are attached.
 - (2) Inside an existing equipment penthouse on the roof of a building.
 - (3) Immediately adjacent to the exterior of an existing equipment or elevator penthouse if the shelter can be visually incorporated into the penthouse structure by the use of screening of similar style and color to the penthouse.
 - (4) If no penthouse exists, consideration may be given to the creation of a screen, which is deemed architecturally compatible with the associated building by the ~~Director of Planning, and Development~~ Director of Community and Economic Development, screening both the equipment shelter and the existing service equipment associated with the building such as heating and air-conditioning equipment.
 - (5) Outside of a penthouse on the roof of a building if a parapet exists taller than the CMRS equipment shelter. If the parapet is not taller than the CMRS equipment shelter, consideration will be given to increase the height of the parapet provided the building materials used are the same as those existing and if the design of the parapet is found acceptable to County standards and the parapet extension is architecturally compatible with the building.

- (6) Painted or treated the same color and located in such a manner so that an additional protrusion is not created on the roof.
- (7) On the ground and screened according to the design criteria for CMRS telecommunications facilities.
- b. *Equipment Shelters Associated with Freestanding CMRS Antennae:* CMRS telecommunications equipment shelters associated with freestanding CMRS telecommunications facilities shall:
 - (1) Either be located in an enclosed building architecturally compatible with the surrounding environment; or
 - (2) Be screened completely with an architecturally compatible wall or fence so the shelter is not visible from adjacent properties, roads or public areas;
 - (3) In addition, all CMRS telecommunication equipment shelters associated with freestanding CMRS telecommunications facilities shall:
 - (a) Have enclosed buildings, walls, or fencing, the appearance of which is enhanced by vegetation;
 - (b) Be grouped as closely as technically possible to each other and the freestanding facility;
 - (c) Cover a surface area not to exceed four-hundred-fifty (450) square feet per provider;
 - (d) Use designs, materials, and colors compatible with structures and vegetation on the same parcel and adjacent parcels; and
 - (e) Not reduce the parking or landscaped areas below the minimum zone district requirements for other principal uses on the parcel.

4-09-02-08 **COMMERCIAL RETAIL**

4-09-02-08-01 **GENERAL**

- 1. *Setback from Residential Zone:* Not Applicable.
- 2. *Entrances:* The building elevation of principal structures shall have at least one (1) road-oriented entrance.
- 3. *Outdoor Storage:* Accessory outdoor storage is prohibited, except temporary display of items for sale provided the display does not interfere with traffic or limit parking. Otherwise, all facilities for storage of supplies shall be located within a building in accordance with Section 4-03-04-02-03.

4-09-02-09 **DRIVE-IN ESTABLISHMENTS**

4-09-02-09-01 **GENERAL**

1. *Drive-In Lanes:* Drive-in lanes shall be separate from the circulation lanes needed for access and parking.
2. *Setback from Residential Zone:* Not Applicable.
3. *Landscaping:* Planting requirements for the drive-up window and access lanes shall be the same as those required for parking area landscaping in accordance with the Parking Performance Standards in Section 4-16-20 of these standards and regulations.
4. *Communications Equipment:* None.
5. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.

4-09-02-10 **GOLF COURSES AND DRIVING RANGES, COMMERCIAL**

1. *Setback from Residential Zone:* Not applicable.
2. *Driving Range Location:* Driving ranges shall be located so adjoining properties are not adversely affected by the activity due to noise, glare, traffic or other factors.
3. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building in accordance with Section 4-03-04-02-03.
4. *Supporting Commercial Uses:* Supporting commercial activities shall be designed for patrons of the golf course or driving range only.

4-09-02-11 **HEAVY RETAIL AND HEAVY SERVICES**

4-09-02-11-01 **GENERAL**

1. *Entrances:* The building elevation of the principal structure shall have at least one (1) road-oriented entrance.
2. *Outdoor Storage:* Materials may be stored outdoors, provided the storage area is consistent with the zone district allowances. All outdoor storage shall be screened in accordance with the Fencing, Walls and Screening section of these standards and regulations. ***Adopted by the BoCC on December 13, 2010**

3. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-04) of these standards and regulations.
4. *Smoke and Odor Control:* Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

4-09-02-11-02 AUTOMOBILE DEALERSHIP

1. *Maximum Lot Coverage:* The maximum lot coverage by parking, vehicle areas and buildings is seventy percent (70%).
2. *Access:* Automobile dealerships shall be located on properties with direct access to a collector or arterial road or highway.
3. *Display Area Setback:* The display area shall be set back a minimum of fifty (50) feet from the road right-of-way and fifteen (15) feet from all other property lines.
4. *Setback from Residential Zone:* Not applicable.
5. *Landscaping:* Boundary landscaping is required for a minimum depth of fifteen (15) feet along all property lines abutting roads, except for the area required for road openings. Permanent watering facilities shall be provided for all landscaped areas.
7. *Noise Control:* No loud speaker or music shall be audible from adjacent properties.

4-09-02-11-03 AUTOMOBILE RENTAL

1. *Minimum Parcel Area:* two (2) acres
2. *Maximum Lot Coverage:* The maximum lot coverage by parking lots, vehicle areas, storage and buildings shall be seventy percent (70%).
3. *Access:* Automobile rental businesses shall be located on properties with direct access to a collector or arterial road or highway.
4. *Car Storage Area Setback:* The car storage area shall be set back a minimum of fifty (50) feet from the road right-of-way and fifteen (15) feet from all other property lines.
5. *Setback from Residential Zone:* Not applicable.
6. *Gas Pump Setbacks:* Gas pump islands may be located a minimum of twenty (20) feet from all exterior property lines, and pump island canopies may project to within ten (10) feet of property lines. Islands shall not interfere with any sight distance triangles in accordance with these standards and regulations.

7. *Landscaping:* In addition to all other landscaping, boundary landscaping is required for a minimum depth of fifteen (15) feet along all property lines abutting roads, except for the area required for road openings. Permanent watering facilities shall be provided for all landscaped areas.
8. *Noise Control:* No loud speaker or music shall be audible from adjacent properties.

4-09-02-11-04 *AUTOMOBILE OR BUS REPAIR, PAINTING, AND BODY WORK*

1. *Outdoor Activities Prohibited:* All repair and work activities shall take place within a completely enclosed structure.
2. *Setback from Residential Zone:* Not applicable.
3. *Storage of Vehicles:* All storage of vehicles awaiting repair shall be within the enclosed structure or within a compound yard enclosed by a six (6) foot high solid fence or wall, except for driveway openings.
4. *Landscaping:* Boundary landscaping is required for a minimum depth of fifteen (15) feet along all property lines abutting roads, except for the area required for road openings. Permanent irrigation facilities shall be provided for all landscaped areas.
5. *Exhaust Fumes and Odor Control:* Exhaust and odor shall be controlled and treated by filter, scrubbers, fans, or other means.
6. *Noise Control:* No loud speaker or music shall be audible from adjacent properties.

4-09-02-11-05 *FIREWOOD SALES, STORAGE AND SPLITTING*

1. *Minimum Lot Size:* Five thousand (5,000) square feet
2. *Setback from Residential Zone:* Not applicable.
3. *Display of Firewood:* Firewood shall be stacked and displayed for sale in an organized fashion.
4. *Setbacks:* The area where firewood is cut and split must be set back twenty-five (25) feet from any property line.
5. *Sawdust and Debris Control:* Sawdust, woodchips, and any other debris shall be kept from blowing from the site on to other properties.

4-09-02-11-06 *FLEA MARKETS, OUTDOOR*

1. *Minimum Lot Size:* one-half (1/2) acre

2. *Location:* Flea markets shall be located on vacant parcels or parking lots.
3. *Setback from Residential Zone:* Not applicable.
4. *Period of Operation:* Flea markets shall be permitted to operate on Saturdays and Sundays during the months of May through August. Additional hours may be permitted by Conditional Use Permit.

4-09-02-11-07 TRUCK, TRAILER AND HORSE TRAILER SALES AND RENTAL

1. *Maximum Lot Coverage:* The maximum lot coverage by parking areas, vehicle areas and buildings is eighty percent (80%).
2. *Display Area Setback:* The display area shall be set back a minimum of fifteen (15) feet from the road right-of-way and ten (10) feet from all other property lines.
3. *Setback from Residential Zone:* Not applicable.
4. *Landscaping:* Boundary landscaping is required for a minimum depth of fifteen (15) feet along all property lines abutting roads, except for the area required for road openings. Permanent watering facilities shall be provided for all landscaped areas.
5. *Noise Control:* No loud speaker or music shall be audible from adjacent properties.

4-09-02-11-08 PAWN SHOPS

1. *Pawn Shops only allowed with a Conditional Use Permit:* Pawn shops are only permitted in the C-4 and C-5 Zone Districts after Conditional Use Permit approval by the Board of County Commissioners.
2. *Outdoor Activities Prohibited:* All activities shall be performed or carried out entirely within an enclosed building.
3. *Outdoor Display Prohibited:* The display of items outdoors is prohibited.
4. *Screened Loading Areas:* Loading areas shall be screened in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-04) of these standards and regulations.

4-09-02-12 **INDOOR COMMERCIAL RECREATION/ENTERTAINMENT**

4-09-02-12-01 **GENERAL**

1. *Setback from Residential Properties:* Not applicable.
2. *Setback from School Properties:* No amusement shall be permitted within five hundred (500) feet of the lot line of a public or private school serving students in the 12th grade or under.
3. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
4. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-04) of these standards and regulations.
5. *Outdoor Activities Prohibited:* All activities shall be performed or carried out entirely within an enclosed building.
6. *Full-Time Management:* The owner of the premises shall maintain a full-time adult manager responsible for the premises during all hours of operation.
7. *Nuisance Violation:* Any place of indoor commercial recreation/entertainment which becomes the location of frequent or repeated violations of County regulations or public disturbance, shall be declared to be a nuisance, and may be cited for a nuisance violation under this section.

4-09-02-12-02 **AMUSEMENT CENTER, VIDEO ARCADE, POOL ARCADE**

1. *Location:* No amusement center shall be established within five hundred (500) feet of a public or private school serving students in the 12th grade or under.
2. *Hours of Operation:* An amusement center shall not be open to the public before 11:00 a. m. or after 11:00 p.m.
3. *Security:* The owner shall maintain one (1) full-time security guard for every twenty (20) coin operated amusement devices.

4-09-02-12-03 **AUDITORIUMS, ASSEMBLY HALLS, MOVIE THEATERS**

1. *Minimum Parcel Area:* one-half (½) acre
2. *Security:* The owner shall maintain one (1) full-time security guard for every ten thousand (10,000) square feet of auditorium, assembly hall or movie theater.

4-09-02-12-04 BOWLING ALLEYS

1. *Minimum Parcel Area:* one (1) acre
2. *Security:* The owner shall maintain one (1) full-time security guard for every ten thousand (10,000) square feet of bowling alley.

4-09-02-12-05 ROLLER SKATING RINKS

1. *Minimum Parcel Area:* one (1) acre
2. *Security:* The owner shall maintain one (1) full-time security guard for every ten thousand (10,000) square feet of roller skating rink.

4-09-02-13 KENNEL, COMMERCIAL

1. *Number of Dogs and/or Cats Permitted:* The maximum number of dog and/or cats permitted in a commercial kennel can be found in Section 4-22. The maximum number of dogs and/or cats allowed does not apply to offspring under five (5) months of age, belonging to one of the adult animals.
2. *Minimum Space Requirements:*
 - a. *Dogs:* Each dog shall be provided a minimum space equal to the following equation:
 - (1) Width of Kennel = Length of dog from nose to base of tail + 2 feet.
 - (2) Length of Kennel = Width of Kennel + 2 feet.
 - (3) Height of Kennel = Head height of dog standing on all four legs + 1 foot.
 - b. *Cats:* Each adult cat shall be provided a minimum of six (6) cubic feet of area. Adult female cats with kittens below three (3) months of age shall be provided with a minimum of eight (8) cubic feet of area.
3. *Waste Disposal:* All animal and food wastes shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department.
4. *Pest Control:* Environmental and/or chemical and scientific controls shall be provided for pest control.
5. *Drainage:* Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
6. *Washroom:* A washroom consisting of a basin or sink and a lavatory shall be provided to maintain the cleanliness among animal caretakers.
7. *Mixing of Dogs and Cats:* Dogs and cats shall not be housed in the same primary enclosure.

8. *Care of Animals:* All dogs and/or cats shall be cared for in a humane and sanitary manner as approved by Adams County Animal Control and Tri-County Health Department.
9. *Operator License Required:* All breeding and boarding kennel operators shall be licensed by the Colorado Department of Agriculture.
10. *Permanent Resident on Property Required:* A person responsible for the commercial kennel, whether the owner of the facility or an employee, shall reside permanently on the subject property. If a responsible party is not available on site, the name and phone number of a responsible party shall be posted on the front of the kennel, on the front door of the caretaker's residence, and in an area visible to any person initially entering the premises. Any dwelling unit constructed to house the owner or employee shall meet the applicable zone district requirements.

4-09-02-14 LODGING, COMMERCIAL

1. *Access:* The parcel shall be accessed by a collector or arterial road or highway.
2. *Setback from Residential Zone:* Not applicable.
3. *Entrances:* The building elevation of the principal structure shall have at least one (1) road-oriented entrance.
4. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
5. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-04) of these standards and regulations.
6. *Accessory Uses:* Any accessory commercial activities such as restaurants and any outdoor recreational activities such as swimming pools shall not be located along the side of the property adjacent to a residential zone or use.

4-09-02-15 MESSAGE BUSINESS

4-09-02-15-01 GENERAL

1. *Required Education:* The applicant/operator shall demonstrate proof of 1,000 hours of completed training in massage therapy with major study in theory, method, profession or work of massage, which includes principles of anatomy and physiology. Employees are only required to complete 500 hours of completed training. Training shall

- be completed at a massage therapy school or equivalency program accredited by the state board of education or division charged with the responsibility to approving private occupational schools.
2. *Criminal Background Investigation:* The Adams County Sheriff's Department shall complete a Criminal Background Investigation and shall issue identification cards to all employees/operators.
 3. *Zoning Required:* A Conditional Use Permit is required to operate a Massage Business in the C-0, C-1, C-2, C-3, C-4 or C-5 Zone District. Massage Businesses are Prohibited in all other Zone Districts.
 4. *Time Limitation:* Conditional Use Permits for Massage Businesses may only be issued for a maximum of five (5) years. Renewals shall be considered a Major Amendment and require approval by the Board of County Commissioners. Applications for renewals shall be made not less than ninety (90) days and not more than one-hundred-twenty (120) days prior to the date of expiration.
 5. *Annual Reporting:* The applicant/operator shall provide an annual report for review by the ~~Director of Planning and Development~~ Director of Community and Economic Development and the Adams County Sheriff's Department. Reports shall include recertification of educational requirements, revised Criminal Background Investigation, and issuance of identification cards to any new employees.
 6. *Location:* In determining compatibility with the surrounding area, the Board of County Commissioners may consider locating Massage Businesses meeting the following geographic criteria:
 - a. Adjacent to arterial roads as listed in the Adams County Transportation Plan;
 - b. Adjacent to medical offices or other health-related businesses; and
 - c. In commercial/business areas visible to the traveling public.
 7. *Denial of a Conditional Use Permit:* Applicant/operator shall not be eligible for a Conditional Use Permit within one (1) year of a denial by the Board of County Commissioners for the same location.
 8. *Failure to Comply with Requirements:* May necessitate a show cause hearing before the Board of County Commissioners where the action taken on the Conditional Use Permit may include, but is not limited to suspension or revocation.

4-09-02-16 OFFICE

4-09-02-16-01 GENERAL

1. *Access:* Entrances to the site shall be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
2. *Entrances:* The building elevation of the principal structure shall have at least one (1) road-oriented entrance.
3. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
4. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-04) of these standards and regulations.
5. *Outdoor Activities Prohibited:* All uses shall be performed or carried out entirely within an enclosed building.

4-09-02-17 OUTDOOR COMMERCIAL RECREATION

4-09-02-17-01 GENERAL

1. *Access:* All outdoor commercial recreation shall have collector or arterial road or highway access. No direct access points through a residential road or along a collector serving only residential areas shall be allowed.
2. *Residential Zone Setback:* Not applicable.
3. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
4. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-04) of these standards and regulations.
5. *Full-Time Management:* The owner of the premises shall maintain a full-time adult manager responsible for the premises during all hours of operation.
6. *Nuisance Violation:* Any outdoor commercial recreation which becomes the location of frequent or repeated violations of County regulations or public disturbance, shall be declared to be a nuisance.
7. *Noise Control:* No central outdoor loudspeakers shall be permitted.

4-09-02-17-02 AMUSEMENT PARKS

1. Minimum Lot Area: five (5) acres
2. Hours of Operation: The amusement park shall limit its hours of operation to 9:00 AM to 10:00 PM.
3. Setback from Residential Properties: No amusement shall be permitted within one (1) mile of the lot line of a residentially zoned or used property unless a waiver is obtained in writing from the residential property owner(s) within one (1) mile and a disclosure document is recorded against the residential property. If a waiver can not be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
4. Security: The owner shall maintain one (1) full-time security guard for every ten thousand (10,000) square feet of amusement.

4-09-02-17-03 DRIVE-IN THEATERS

1. *Minimum Parcel Size:* one (1) acre
2. *Maximum Screen Size:* fifteen hundred (1,500) square feet
3. *Projection Screen Visibility:* The projection screen shall not be visible from any public road within fifteen hundred (1,500) feet.
4. *Accessory Uses:* Accessory uses such as snack bars associated with the theater shall be designed for use by patrons of the drive-in theater only.
5. *Screening:* Vehicle parking areas shall be screened so lights will not shine onto adjacent property.
6. *Vehicle Stacking Lanes:* three hundred (300) foot vehicle stacking lanes shall be provided outside the theater entrance.
7. *Dust Control:* If the vehicle parking area is not paved, the theater owner shall spray the lot to control dust from blowing onto adjacent properties.
8. *Property for Daytime Uses:* The use of the theater property for day time uses, including but not limited to, flea markets, vending stands, and fireworks stands, shall require a Temporary Use Permit.

4-09-02-17-04 GUN AND ARCHERY RANGES

1. *Minimum Parcel Area:* two (2) acres

5. *2. Setback from Residential Properties:* No shooting range shall be located within one (1) mile of a residentially zoned or used property unless a waiver is obtained in writing from the residential property owner(s) within one (1) mile and a disclosure document is recorded against the residential property. If a waiver can not be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
3. *Fencing:* The entire range shall be enclosed by a fence a minimum of six (6) feet high.
4. *Warning Signs:* Warning signs that read “Warning: Shooting Range” shall be posted every one hundred (100) feet on the fence.
5. *Bufferyard:* Two (2) Type D Bufferyards shall encircle the perimeter of the gun range to provide a natural noise barrier. A ten (10) foot berm shall be incorporated into the bufferyard around the site.
6. *Line of Fire:* Line of fire shall be as close to horizontal as possible, but never below horizontal.
7. *Certified Instructor:* The shooting range shall be supervised by a range officer or a National Rifle Association certified instructor.

4-09-02-17-05 ICE SKATING RINKS

1. *Minimum Parcel Area:* one (1) acre
2. *Setback from Residential Properties:* Not applicable.

4-09-02-17-06 MINIATURE GOLF COURSES

1. *Minimum Parcel Area:* one (1) acre
2. *Setback from Residential Properties:* Not applicable

4-09-02-17-07 WATER SLIDE COURSES

1. *Minimum Parcel Area:* two (2) acres
2. *Setback from Residential Properties:* Not applicable.
3. *Certified Lifeguard:* One (1) certified lifeguard shall be on duty during all hours of operation.

4-09-02-18 RACING FACILITIES**4-09-02-18-01 GENERAL**

1. *Minimum Parcel Area:* forty (40) acres
2. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
3. *Setback from Residential Properties:* No racing facility shall be permitted within one (1) mile of the lot line of a residentially zoned or used property. If a waiver can not be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
4. *Nuisance Violation:* Any racing facility which becomes the location of frequent or repeated violations of County regulations or public disturbance, shall be declared to be a nuisance, and may be cited for a nuisance violation under this section.

4-09-02-18-02 AUTOMOBILE AND TRUCK RACING

1. *Location:* All automobile and truck racing facilities shall be located at least one (1) mile from any residentially used or zoned property. If night racing is proposed and the track will be lighted, the automobile and truck racing facility shall be located at least two (2) miles from any residentially zoned or used property. If a waiver can not be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
2. *Screening:* All racing facilities shall be enclosed by an eight (8) foot high minimum screen fence or wall.

4-09-02-18-03 DOG AND HORSE RACING

1. *Location:* All dog racing facilities shall be located at least one (1) mile from any residentially zoned or used property. If a waiver can not be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
2. *Screening:* All racing facilities shall be enclosed by a six (6) foot high minimum screen fence or wall.

3. *Dog Kennels:* If kennels are provided on the premises, the kennels shall meet all requirements for a commercial kennel as established in these standards and regulations.

4-09-02-19 RESTAURANTS

4-09-02-19-01 GENERAL

1. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building in accordance with Section 4-03-04-02-03.
2. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with the Fencing, Walls and Screening in Section 4-09-01-04 of these standards and regulations.
3. *Smoke and Odor Control:* Smoke and odor shall be controlled by kitchen exhaust fans, or other means.

4-09-02-19-02 BARS AND COCKTAIL LOUNGES

1. *Effect of Bar or Cocktail Lounge on Neighborhood:* Operation of the establishment shall not be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood or be injurious to property or improvements in the area.
2. *Established Need:* The use shall serve public convenience and necessity.
3. *Liquor License Required:* A Liquor License is required from the Board of County Commissioners prior to operation pursuant to state law.

4-09-02-19-03 DRIVE-THRU RESTAURANTS

1. *Limited Number of Establishments:* The use shall not contribute to a disproportionate number of drive-thru establishments in the area or contribute to a land use mix inconsistent with the specific purpose of the zone district in which it is proposed.
2. *Hours of Operation:* Drive-thru establishments within two-hundred-fifty (250) feet of any residentially zoned or used property shall be open for business no earlier than 6:30 AM and close no later than 12:00 AM.
3. *Drive-Thru Window Approval:* The ~~Director of Planning and Development~~Director of Community and Economic Development shall determine pedestrian safety, the welfare of the adjacent

neighborhood, and maintenance of traffic circulation have been adequately addressed before approving the drive-thru window.

4. *Drive-Thru Lanes:* Drive-thru lanes shall be separate from the circulation lanes needed for access and parking.
5. *Drive-Thru Setbacks from residentially zoned or used property:* Not applicable.
6. *Landscaping:* Planting requirements for the drive-up window and access lanes shall be the same as those required for parking area landscaping.

4-09-02-20 SERVICES

4-09-02-20-01 GENERAL

1. *Access:* Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
2. *Entrances:* The building elevation of the principal structure shall have at least one (1) road-oriented entrance.

4-09-02-20-02 OUTDOOR ACTIVITIES PROHIBITED

All uses shall be performed or carried out entirely within an enclosed building.

4-09-02-20-03 OUTDOOR STORAGE

Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.

4-10 INDUSTRIAL USES PERFORMANCE STANDARDS

4-10-01 GENERAL PERFORMANCE STANDARDS

4-10-01-01 PURPOSE

The purpose of the following general performance standards is to address elements of planning, design, operation and maintenance to be applied to all industrial development in Adams County. Any use-specific performance standards contained in these standards and regulations shall also be applied. Where a use-specific performance standard conflicts with a general performance standard, the use-specific standard shall apply.

4-10-01-02 SUBSECTIONS

The following general performance standards are included in this section:

1. Fencing, Walls and Screening

The following general performance standards are located in other sections of these standards and regulations:

1. Parking (See Section 4-12)
2. Signage (See Section ~~0-004-01~~)
3. Landscaping (See Section 4-15-08)
4. Weeds and Offending Vegetation (See Section 4-17)
5. Site Design Considerations (See Section 4-20)
6. Operational Standards (See Section 4-13)
7. Off-Road Utility, Dumpster, Recycling, and Trash Handling Facilities (See Section 4-21)
8. Off-Premise Signs (See Section 4-15)
9. Sexually Oriented Businesses (See Section 4-19)

4-10-01-03 FENCING, WALLS AND SCREENING**4-10-01-03-01 MAXIMUM HEIGHT**

Ninety-six (96) inches, which may include more than four (4) strands of barbed wire forming the top eighteen (18) inches or less of the fence, placed at a forty-five (45) degree angle.

4-10-01-03-02 FENCE BOTTOM

The bottom of the fence shall be no more than six (6) inches above grade at any point.

4-10-01-03-03 FENCES PROHIBITED IN LANDSCAPED AREA

No fence shall be permitted within any required landscaped area.

4-10-01-03-04 ELECTRIC AND BARBED WIRE FENCING PROHIBITED

Electric fencing and fencing consisting only of barbed wire are prohibited as an external boundary fence.

4-10-01-03-05 RELATIONSHIP TO STRUCTURE DESIGN

Fencing shall relate to the principal architectural features of the building in design, location and the way in which it connects to the building.

4-10-01-03-06 LONG RUNS OF FENCING DISCOURAGED

Long runs of fencing parallel to public roads are discouraged. Where long runs cannot be avoided, the horizontal alignment of the fences shall be varied to create visual variety and to provide planting pockets between the fence and the road. In addition, periodic breaks in fences should be considered to facilitate pedestrian, bicycle, and transit use.

4-10-01-03-07 SCREEN FENCING

Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be

followed in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County.

1. If the property is already developed and the proposed storage area is enclosed by an existing chain link fence, which has a useful life remaining, the property owner shall:
 - a. Install heavy gauge PVC or vinyl inserts.
 - b. The inserts shall achieve a minimum of ninety (90) percent opacity.
 - c. Color of the inserts is at the discretion of the applicant.
 - d. If the existing fence does not have a remaining useful life, the property (or portion of the property affected) defaults to item 2.
2. If the property is not developed and is proposed for outside storage, the property owner shall conceal all outside storage with an eight foot solid wood fence or masonry wall.
3. If the property is not feasibly screened by a fence from an adjacent road due to topography, the property owner shall:
 - a. Install fast growing trees (preferably a mix of coniferous and deciduous) appropriately spaced to ensure complete screening at maturity.
 - b. A chain link fence may be constructed at the discretion of the applicant, but must be placed to the interior of the screening trees.
4. All fencing shall be maintained and kept in good condition at all times. Condition of fences shall be evaluated through a review of:
 - a. Structural integrity and being functionally sound under the Uniform Building Code; and
 - b. Substantially the same condition as originally permitted or constructed.

4-10-01-03-08 *GARBAGE AREA SCREENING*

Garbage area screening shall consist of a six (6) foot high minimum screen fence.

4-10-01-03-09 *OUTDOOR STORAGE SCREENING*

Outdoor storage area screening shall consist of a six (6) foot high minimum screen fence. Outdoor storage shall not be allowed above the height of the fence.

4-10-01-03-10 MASONRY WALL

All walls specified to be masonry shall be solid and constructed out of a brick or stone material. The wall shall not permit the contents within the wall to be seen from the outside.

4-10-01-03-11 NOISE BARRIER FENCING

Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed commercial development, the ~~Director of Planning and Development~~Director of Community and Economic Development may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the ~~Colorado Department of Highways~~Colorado Department of Transportation and these standards and regulations.

4-10-01-03-12 RETAINING WALLS

Any retaining wall over three (3) feet in height shall require plans prepared by a professional engineer as a condition for a building permit except where waived by the ~~Director of Public Works~~Director of TransportationCommunity and Economic Development.

4-10-01-03-13 TRAFFIC VIEW OBSTRUCTION

Traffic view obstruction as outlined in these standards and regulations, by any fence, wall or screen, is prohibited.

4-10-01-03-14 SIDEWALK MAINTENANCE

The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk along the right-of-way abutting his property including snow removal for pedestrian access.

4-10-02 PERFORMANCE STANDARDS BY USE CATEGORY

4-10-02-01 SUBSECTIONS

The following specific performance standards are included in this section:

1. Business Park Uses
 - a. Research, Development and Testing
2. Extraction and Disposal Uses

- a. Extraction Uses
- b. Solid and Hazardous Waste Disposal
- c. Oil and Gas Well Drilling and Production
3. Heavy Industrial
 - a. Auction Yards, With Livestock
 - b. Chemical, Petroleum and Explosive Manufacturing
 - c. Metal Industries, Automobile Manufacturing
 - d. Paper, Pulp and Saw Mills
 - e. Salvage Yards
 - f. Recycling Facilities, including Scrap Tire
 - g. Solid Waste Transfer Stations
 - h. Outdoor Storage in excess of 100% of the building area
4. Light Industrial
 - a. Auction Houses, Without Livestock
 - b. Dry Cleaning Plants
 - c. Electronic, Fabric, Furniture, Medical Supply Production
 - d. Food Product Processing and Manufacturing
 - e. Landscape Contractor Storage Yard
 - f. Accessory Outdoor Storage (Not to Exceed 100% of the building area)

4-10-02-02 BUSINESS PARK USES

4-10-02-02-01 GENERAL

1. *Access:* Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
2. *Outdoor Storage:* Materials may be stored outdoors, provided the storage area is consistent with the zone district allowances. All outdoor storage shall be screened in accordance with the Fencing, Walls and Screening section (See Section 4-10-01-03) of these standards and regulations. ***Adopted by the BoCC on December 13, 2010**
3. *Garbage Storage:* Any garbage storage area located outside shall be screened from the view of the public.

4. *Outdoor Activities Prohibited:* All equipment, material storage, and uses shall be performed or carried out entirely within an enclosed building.

4-10-02-02 RESEARCH, DEVELOPMENT AND TESTING

1. *Minimum Parcel Area:* one (1) acre
2. *Fire District Review:* All plans shall be reviewed by the applicable fire district prior to approval in order to determine existing services provide adequate protection for citizens.
3. *Setback from Residential Zoning:* Not applicable.
4. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.
5. *Smoke and Odor Control:* Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

4-10-02-03 EXTRACTION AND DISPOSAL USES

4-10-02-03-01 EXTRACTION USES

1. *Compliance with Colorado Department of Natural Resources:* Requirements contained in this section shall not exempt the owner or operator of an extractive industry from compliance with the requirements of Colorado Department of Natural Resources. Prior to the approval of a Conditional Use Permit by the Board of County Commissioners, a reclamation contract shall be signed and approved by the owner or operator and the Colorado Department of Natural Resources.
2. *Site Size:* The site of an extractive industry shall be of sufficient size and dimensions to accommodate the proposed operations.
3. *Blasting Hours:* Operations utilizing explosive devices shall be restricted to Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.
4. *Stagnant Water:* Pockets and stagnant pools of water resulting from surface drainage shall either be:
 - a. Sprayed to eliminate breeding places for mosquitoes and other insects using methods and chemicals approved by the Colorado Department of Agriculture; or
 - b. Drained to prevent the creation of such breeding places.

5. *Plan for Development of the Site:* A plan for the Mining Phase and the Reclamation Phase shall be approved by the ~~Director of Planning and Development~~Director of Community and Economic Development.
6. *Standards of the MCO Zone District:* All other operation and rehabilitation standards of the Mineral Conservation Overlay (MCO) Zone District shall apply as outlined in Section 3-35-06.
7. *Recreational Prospecting in Creeks and Rivers:* In stream recreational prospecting using non-motorized equipment is not regulated by the County. It is incumbent upon the operator of a non-motorized in stream recreational prospecting site to notify and gain permission of the property owner. The use of motorized equipment for such an operation is considered mining. Any operation using motorized equipment is prohibited.

4-10-02-03-02 SOLID AND HAZARDOUS WASTE DISPOSAL

1. *General Operating and Performance Standards:* The following General Operating and Performance Standards are applicable to all Solid Waste Disposal Sites and/or Processing Facilities:
 - a. *Compliance with Colorado Solid Waste Act:* Operators shall comply with the Colorado Solid Waste Act (C.R.S. 30-20-100 et. seq.), and all regulations promulgated pursuant to said Act by the ~~Colorado Department of Health~~Colorado Department of Public Health and Environment.
 - b. *Compliance with State Standards and Regulations:* Operators shall comply with all adopted State and Federal regulations, whether such regulations are adopted prior to, or after, approval of a Certificate of Designation under these standards and regulations.
 - c. *Performance Bond Required:* Prior to commencing operations, and thereafter during the active life of the facility, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County.
 - d. *Liability Insurance Required:* All solid waste disposal site and/or processing facility operators shall maintain adequate liability insurance in the amount of one million dollars and submit evidence of such insurance upon request from the ~~Director of Planning and Development~~Director of Community and Economic Development.
 - e. *Outdoor Processing Prohibited:* All solid waste processing facility operations shall take place completely enclosed within a building unless otherwise specifically provided for in the approved plan.
 - f. *User Service Charges Required:* All solid waste disposal site and/or processing facility operators shall collect service charges

from users for the purpose of solid waste management in the County. Such charges shall be collected pursuant to the Board of County Commissioners Resolution of August 28, 1985, as amended.

- g. Uncovered Loads: All uncovered loads shall be charged double the normal disposal rate.
- h. Waste Along Public Rights-of-Way Control: Operators shall remove trash, or other waste material, disposed of or treated at their facility, along all public rights-of-way within one (1) mile of the facility and up to five (5) miles along the approved haul routes, or as otherwise specified.
- i. Odor Control: At no time shall a waste disposal site or waste processing facility create malodorous conditions.
- j. Erosion Control: At no time shall a waste disposal site or processing facility allow soil loss or erosion beyond that provided for in the erosion control measures approved in the design and operations plan.
- k. Storage of Untreated or Unprocessed Waste: Storage of authorized untreated or unprocessed waste shall not exceed the time limit described in the approved plan, conditions of approval required with the Certificate of Designation, or otherwise required by the ~~Colorado Department of Health~~Colorado Department of Public Health and Environment.
- l. Outside Storage: All allowed accessory outside storage shall be concealed by an eight (8) foot solid screen fence or other effective screening material as approved by the ~~Director of Planning and Development~~Director of Community and Economic Development.
- m. Right-of-Way Screening: All new facilities shall provide and maintain attractive visual screening from any public right-of-way from which the facility is visible.
- n. Waste Minimization Program: All operators shall conduct a waste minimization program both with the community and with generators, providing public information and assistance for waste reduction, recycling, and reuse programs.
- o. Certification of Special Structures and Equipment: Special structures not addressed in these standards and regulations, and processing equipment which has the potential to create external environmental impacts (through air emissions, groundwater impacts, etc.), shall be certified by a registered professional engineer or other qualified expert, as determined by the ~~Director of Planning and Development~~Director of Community and Economic

- Development, as to proper installation and construction in accordance with the approved design and operations plan prior to start of operations.
- p. Quarterly Reports: Operators shall submit quarterly reports no later than thirty (30) calendar days following the end of the calendar quarter to the ~~Director of Planning and Development~~Director of Community and Economic Development, Tri-County Health Department, and the ~~Colorado Department of Health~~Colorado Department of Public Health and Environment, summarizing:
- (1) Results of Monitoring Data: The results of air and water monitoring data, monitoring of landfill gas, and other environmental monitoring data, as applicable, prepared by a qualified independent firm or other qualified professionals, including in-house certified staff and laboratories acceptable to the ~~Director of Planning and Development~~Director of Community and Economic Development.
 - (2) Received Waste Figures: Daily average and cumulative figures for the quantity and types of waste received. The cumulative figure shall be related to a percentage completion figure for the current phase of operation, or approved operating capacity.
 - (3) Gross Quarterly Revenues: Gross quarterly revenues for calculation of the County's Solid Waste Management Fee.
- q. Annual Reports: Operators shall submit annual reports to the ~~Director of Planning and Development~~Director of Community and Economic Development, Tri-County Health Department, and the ~~Colorado Department of Health~~Colorado Department of Public Health and Environment.
- (1) Purpose of Annual Reports: The annual reports shall be used to determine if the amount of the performance bond is still adequate and whether timely progress is being made toward completion or closure, if applicable to the specific operation.
 - (2) Content of Annual Reports: The annual reports shall summarize the following information
 - (a) Waste Types and Volumes: The waste types and volumes handled throughout the year.
 - (b) Operation Completion: The percentage of operation completion to date.
 - (c) Monitoring Information: An interpretation of all monitoring information on a yearly basis.

- (d) Reclamation Activities: A tabulation of reclamation activities to date.
 - (e) Operational Plans for Following Year: A description of operational plans for the following calendar year.
2. *Landfill Standards (required in addition to General Standards):*
- a. Quality Assurance (QA) Program Required: All operators shall fund an independent quality assurance (QA) quality control program to ensure construction of synthetic or clay liners for cells meet required specifications in the approved design and operations plan. The QA program shall be performed by a qualified professional, approved by the ~~Director of Planning and Development~~ Director of Community and Economic Development, representing the County. The expense shall be charged to the operator.
 - b. Radiation Monitoring Program: The landfill operator shall operate a radiation monitoring program in accordance with an approved plan.
 - c. Quantity of Paper Permitted: The quantity of paper permitted in a demolition and construction debris landfill is limited and is established by the Board of County Commissioners for each landfill. This standard shall be followed during operations.
3. *Incinerator Standards (required in addition to General Standards):*
- a. Monitoring Program: The specific monitoring program approved by the County for on-site soils and air monitoring shall be followed.
 - b. Waste Minimization Program: The waste minimization program approved by the County shall be followed.
 - c. Ash Transportation: All ash will be transported in a manner minimizing the release of fugitive dust.
 - d. Pollution Control Device Residue Collection: The program for residue collection from air pollution control devices approved by the County shall be followed.
 - e. Incinerator Operation: The incinerator shall be operated in accordance with the approved design and operations plan.
 - f. Radioactivity Monitoring: The operator shall operate a low level radioactivity monitoring program in accordance with an approved plan.
4. *Inert Fill Operation Standards (required in addition to General Standards):*

- a. *Screening of Loads:* Operators shall inspect and screen each load of material brought to the fill site. Trash, organic material, and other waste material not meeting the definition of inert material shall be removed from each load at the screening location. A visual inspection and screening shall be made where loads are offloaded and materials not meeting the definition of inert material shall be removed. All materials removed from the waste stream shall be disposed of at an approved waste disposal facility and records of the transportation disposal shall be kept.
 - b. *Fencing:* An eight (8) foot solid screen fence or security fence, with additional screening material, as approved by the ~~Director of Planning and Development~~Director of Community and Economic Development, shall enclose all outside storage.
 - c. *Traffic Control Plan:* Provisions of the traffic control plan shall be followed.
 - d. *Nuisance Control Plan:* Provisions of the nuisance control plan shall be followed.
 - e. *Appearance:* All sites shall maintain a clean, neat, and orderly appearance. Stockpiles of materials may only be placed as specified in the design and operation plan.
 - f. *Performance Bond:* Prior to commencing operations, and thereafter during the active life of the facility, and for five (5) years after closure, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. The amount of said bond shall be \$2,000.00 per acre. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.
5. *Composting Operation Standards (required in addition to General Standards):*
- a. *Removal of Trash from Right-of-Way:* Operators shall remove trash, or other waste material, of the type which is brought to the composting facility, along all public rights-of-way within one-half (1/2) mile of the facility.
 - b. *Performance Bond:* Prior to commencing operations, and thereafter during the active life of the facility, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. Said bond shall be sufficient to ensure compliance with operating conditions of the Permit, the

amount of which shall be established by the Board of County Commissioners. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.

- c. *Environmental Bond*: Prior to commencing operations, and thereafter during the active life of the facility, and for five (5) years after closure, the operator shall post a bond sufficient to ensure compliance with the closure plan, and to effect remedial measures if environmental damage is found to be taking place.
 - d. *Traffic Control Plan*: Provisions of the approved traffic control plan shall be followed.
 - e. *Appearance*: All sites shall maintain a clean, neat, and orderly appearance. Litter, dust, and odors may not leave the boundaries of the site.
 - f. *Vehicle Parking*: Transfer vehicles may not be parked on public streets.
 - g. *Vector Controls*: All sites shall maintain vector controls as prescribed by the approved plan.
 - h. *CDPHE Regulations*: Colorado Department of Public Health and Environment Regulations 6CCR 1007-2, Section 14 are hereby incorporated in these Zoning Regulations.
6. Infectious Waste Disposal Site and/or Processing Facility Standards (required in addition to General Standards)
- a. *Radiation Monitoring Program*: The operator shall operate a radiation monitoring program in accordance with an approved plan.
 - b. *General Monitoring Program*: The general monitoring program, approved by the County for each infectious waste disposal and/or processing facility, shall be adhered to.
 - c. *Temperature Operating Charts*: Temperature operating charts from an infectious waste disposal and/or processing facility shall be retained for two (2) years for review by the ~~Director of Planning and Development~~Director of Community and Economic Development. The County may require additional monitoring if a facility has problems maintaining a temperature or other operational standard.

- d. Truck Washing: All trucks shall be washed at least once a week with a detergent and disinfectant to minimize nuisance conditions, unless spills or leaks are detected which must be disinfected immediately. All wash water shall be properly controlled to prevent runoff.
 - e. Waste Incineration: Infectious waste incineration facilities shall be permitted to burn infectious waste only. Incineration of waste paper, contraband, or other materials is not permitted unless specifically approved as part of the wastestream.
7. *Hazardous Waste Disposal Site and Facility Standards*: All hazardous waste disposal sites and facilities shall meet the standards established by State and Federal regulatory requirements.

4-10-02-03 OIL AND GAS WELL DRILLING AND PRODUCTION

4-10-02-03-01 **PURPOSE**

This Section is enacted to protect and promote the health, safety, values, convenience, order, prosperity and general welfare of the current and future residents of the County. It is the County's intent by enacting this Section to facilitate the development of oil and gas resources within the unincorporated area of the County while mitigating potential land use conflicts between such development and existing, as well as planned, land uses. It is recognized that under state law the surface and mineral estates are separate and distinct interests in land and that one may be severed from the other. Owners of subsurface mineral interests have certain legal rights and privileges, including the right to use that part of the surface estate reasonably required to extract and develop their subsurface mineral interests, subject to compliance with the provisions of this Section and any other applicable statutory and regulatory requirements. Similarly, owners of the surface estate have certain legal rights and privileges, including the right to have the mineral estate developed in a reasonable manner and to have adverse land use impacts upon their property, associated with the development of the mineral estate, mitigated through compliance with this Section.

4-10-02-03-02 **DEFINITIONS**

Oil and Gas Facilities:

1. The site and associated equipment used for the production, treatment, and/or storage of oil and gas and waste products; or

2. An individual well pad built with one or more wells and operated to produce liquid petroleum and/or natural gas, including associated equipment required for such production; or
3. Temporary storage and construction staging of oil and gas; or
4. Any other oil and gas operation which may cause significant degradation.

For any other definition not listed in this section, the definitions listed in Chapter 11 of the Adams County Development Standards and Regulations and the Colorado Oil and Gas Conservation Commission's regulations shall govern. If there is a conflict between the definitions in Chapter 11 and the COGCC's definitions, the COGCC's definitions shall prevail. If the term is not found in the COGCC's definitions or in Chapter 11, the term shall have its common meaning along with the spirit and intent of the Development Standards and Regulations and may be subject to interpretation by the County Manager or his or her designee.

4-10-02-03-03 *GENERAL PROVISIONS*

1. Access: Oil and gas well installation shall be located to provide convenient access, shall accommodate the traffic and equipment related to the oil and gas operations and emergency vehicles, and shall comply with COGCC rules and Adams County Development Standards and Regulations. Oil and gas operations must minimize impacts to the physical infrastructure of the county transportation system.
2. Building Permit Required: If a well is permitted as a producing oil and/or gas well by the COGCC, a building permit is required. For the purpose of these standards and regulations, a building permit includes, but is not limited to, a Rig and Move Permit and Oil and Gas Permit, for the installation of pumps, tank batteries, and all other above-ground structures as well as any other applicable permits including, but not limited to, culvert permits, oversized-load permits, and floodplain use permit.
3. Fees and Permits: All applicable County fees adopted by the County, including postage fees, must be paid at time of application and prior to issuance of a building permit, including for all applicable permits required by the Adams County Development Standards and Regulations.
4. Safety Standards: Oil and gas operations shall be in compliance with COGCC safety and spill and release requirements. Any spill or release that is reportable to the Commission shall be simultaneously reported

to the County's LGD, OEM, LEPC, Sheriff's Office, ~~Planning and Development Department~~Community and Economic Development Department, Transportation Department, and applicable fire district.

The owner or operator of any installation that is required to prepare or have available a material safety data sheet for a hazardous chemical under the Occupational Safety and Health Act of 1970, 29 U.S.C. 651 et seq., and regulations promulgated under that Act, shall submit both a material safety data sheet (MSDS) for each such chemical and an annual emergency and hazardous chemical inventory form to the LEPC and the local fire district. A comprehensive and universal listing of all hazardous chemicals shall be organized based on the various phases of operation including test wells and drilling and other construction activities submitted prior to construction and with the necessary building permit applications for a Rig and Move Permit and Oil and Gas Permit. In addition, operator shall have current MSDS and quantities on site at all times or available upon request.

5. Additional Reporting: The owner or operator of an installation shall also provide all annual tier II reports to the LEPC and the local fire district in accordance with all applicable federal, state and local laws in a format acceptable to the LEPC.
6. Stormwater Controls: Oil and gas operations shall be in compliance with COGCC rules related to stormwater management regulations and Adams County Stormwater Quality Regulations as contained in the Adams County Development Standards and Regulations / Ordinances and other applicable federal, state, and county requirements.
7. Water Bodies and Water Quality: Oil and gas operations shall not cause adverse impacts to surface or ground waters within Adams County. Operators shall comply with all COGCC Rules, specifically with respect to spills and releases in floodplains and/or water bodies, and applicable water quality standards set by the Colorado Department of Public Health and Environment.
8. Well Plugging and Abandonment: An operator shall comply with all COGCC rules regarding well abandonment and reclamation, including, but not limited to, removal of all equipment from the location and restoring the surface of the land to its original state. Notice of well plugging and abandonment shall be submitted by the operator to the County Building Section and Community and Economic Development Department within forty-eight (48) hours.
9. Air Emissions: Air contaminant emission sources shall comply with the permit and control provisions of the state air quality control program (C.R.S. tit.25, art. 7 (C.R.S. § 25-7-101 et seq.)) and the rules and regulations promulgated by the State Air Quality Control Commission. The Operator shall employ such control measures and

operating procedures as are necessary to minimize fugitive particulate emissions into the atmosphere.

4-10-02-03-04 NON-COMPLIANCE

1. State Notification of Violations: Adams County will cooperate fully with the State of Colorado by notifying the Oil and Gas Conservation Commission of any and all violations of the Colorado Laws and Regulations.
2. Delinquent Taxes: One condition of any oil and gas well building permit is that all taxes as provided by statute, shall be paid.
3. County Violations: The County has authority to cite violations under its control pursuant to Section 1-05-06 Criminal Remedies and Enforcement.
4. Legal Non-conforming: Adams County recognizes that there are oil and gas operations that were legally established prior to the effective date of these regulations that may or may not conform to these regulations. These operations may continue, provided the operation is not extended, expanded, or altered in a manner that changes and/or alters the nature, character, or extent of the land use impacts of the site.

4-10-02-03-05 RESIDENTIAL CONSTRUCTION STANDARDS

1. **Residential Construction Standards:** The Director of Community and Economic Development may impose any one (1) or more of the following standards on a specific site basis as a condition of subdivision approval and/or building permits on platted or unplatted land:
 - a. The oil and gas well location shall include a two-hundred-fifty (250) foot buffer in the form of an easement on the Final Plat. No structures may be constructed within the buffer area.
 - b. Access to the oil and gas well location shall be provided by a public street or recorded easement for private access.
 - c. The Final Plat shall include notice to prospective buyers of the location of the oil and gas well and associated easements.

- d. All oil and gas well flow lines and/or easements shall be graphically depicted on the Final Plat.
- e. All surface and subsurface agreements shall be noted on the Final Plat by the recorded book and page number.
- f. Pursuant to Section 4-06-01-02-01-12, where a new home and/or other permanent structure with plumbing is constructed within three hundred (300) feet of an existing oil and gas well, the property owner shall submit a signed waiver acknowledging the existence of the facility.

4-10-02-03-06 OIL AND GAS WELL DRILLING AND PRODUCTION REVIEW

1. **Review Process:** Any new oil and gas facility will require a Special Use Permit per Section 2-02-11 of the Adams County Development Standards and Regulations. In lieu of a Special Use Permit application and review, the County Manager or his or her designee, at its sole discretion, may elect to negotiate and enter into a Memorandum of Understanding (MOU) with an Operator. The County encourages MOUs to protect the environment, and effectively address the protection of the health, safety and welfare of Adams County residents.

If an MOU is executed, which includes all the best management practices determined necessary by the County Manager or his or her designee, then the applicant shall comply with all aspects of Section 04-10-02-05, Oil and Gas Facilities Administrative Use by Special Review.

2. **Amendments to the MOU:** Any change to the MOU from that approved by the Board of County Commissioners shall require either a Full Amendment or a Technical Review

a) **FULL AMENDMENT**

If the proposed amendment meets the criteria necessary for an oil and gas drilling and production permit, but substantially changes the MOU, then the Full Amendment shall need authorization by the Board of County Commissioners.

b) **TECHNICAL REVIEW AMENDMENTS (TRA)**

The process and requirements for a Technical Review Amendment (TRA) would occur when changes to the MOU are of such a limited nature or scope that a Full Amendment would be unnecessary. Such TRAs may include, but are not limited to: minor changes to structures necessary to meet new technological methods and such methods are technologically sound, economically practical, and reasonably available to the Operator, location and type of landscape material, relocation of light poles or fixtures that do not affect light levels at the property line, the relocation of access roads, color of structures. Such TRAs can be administratively approved by the County Manager or his or her designee.

c) **PREREQUISITES FOR A TECHNICAL REVIEW
AMENDMENT**

The following factors shall be used by the County Manager or his or her designee to determine if an application is eligible for a TRA. These factors shall include, but are not necessarily limited to the following:

1. Proposed amendments do not fall within the criteria listed for Oil and Gas Drilling and Production Full Amendment as specified in these Regulations.
2. Proposed amendments do not violate existing zoning or subdivision regulations.
3. Proposed amendments do not relate to any site, building, or sign detail that was a condition of approval through the public hearing process.
4. Proposed amendments do not substantially change any of the original plans or items that may have been conditioned through the public hearing process.

**4-10-02-04 OIL AND GAS FACILITIES ADMINISTRATIVE USE BY SPECIAL
REVIEW**

The intent of this Section 4-10-02-05 is to describe the Administrative Use by Special Review process and approval criteria for Oil and Gas Facilities. Notwithstanding any other language in the Development Standards and Regulations to the contrary, an Oil and Gas Facility or related site preparation or development, including any such Facility that requires a Colorado Oil and Gas Conservation Commission (“COGCC”) permit, may not commence without first obtaining Use by Special Review approval, regardless of the zone district or category in which the operation will be located. Oil and Gas Facilities are specifically allowed in all zone districts, including Planned Unit Developments,

subject to Use by Special Review approval and subject to obtaining other required permits and approvals.

4-10-02-04-01 *RELATIONSHIP TO SECTION 02-02-11, SPECIAL USE PERMIT*

This Section provides an Administrative Use by Special Review approval process for Oil and Gas Facilities where an applicant and the County have executed an acceptable Memorandum of Understanding (“MOU”) and the applicant meets other administrative approval criteria, as set forth in further detail below. In the event that an applicant has executed an MOU and obtains approval for an Administrative Use by Special Review for a particular Oil and Gas Facility, compliance with the procedures and criteria in Section 02-02-11, Special Use Permit, is not required. In other situations, in order to obtain approval for an oil and gas facility, the applicant must comply with the provisions of 02-02-11, Special Use Permit.

4-10-02-04-02 *ADMINISTRATIVE APPROVAL CRITERIA*

In order to obtain Administrative Use by Special Review approval, an Oil and Gas Facility shall first satisfy the following criteria:

1. **Memorandum of Understanding:** An MOU acceptable to the County must have been executed by the applicant and the County and currently be in full force and effect, and the Oil and Gas Facility as proposed must be in compliance with the provisions of the MOU. An MOU may contain requirements similar to criteria ~~contained~~ contained within the Administrative Use by Special Review permit process. In such instances, the criteria within the Administrative Use by Special Review Permit shall govern.
2. **Satisfy Submittal Requirements:** The application and exhibits for the Administrative Use by Special Review must satisfy all applicable submittal requirements in this Section.
3. **Compatibility/ Land Use Impacts:** The Oil and Gas Facility shall be compatible with the surrounding area and shall not create any site specific conditions that present significant or material impacts to nearby land uses. Best management practices or conditions of permit approval may be used to achieve compliance with this criterion.

4. **Emergency Service Providers:** The Oil and Gas Facility applicant must provide a commitment to serve (“will serve”) letter from the authority having jurisdiction for providing emergency services (fire protection and emergency medical services) for that facility, or, where no authority has jurisdiction, from an emergency services provider with the ability to provide such emergency services.

4-10-02-04-03

ADMINISTRATIVE PROCESS

1. **Pre-Submittal Meeting:** Prior to submitting an application for an Administrative Use by Special Review for an Oil and Gas Facility, the applicant is required to attend a pre-submittal meeting with representatives of the Community ~~and~~ Economic Development (“CED”) Department, unless waived. At the pre-submittal meeting the applicant will receive direction from County staff that will assist in preparing a complete application for submittal to the County and the County will supply the list of addresses of record for property owners within one-half mile who are to receive notice per Section 04-10-02-05-06 below. The County will also supply the applicant with a list of applicable referral entities that will be sent a referral packet.
2. **Review for Completeness:** Upon receipt of an Oil and Gas Use by Special Review application and fee, referral packets and associated application materials, the Community and Economic Development Department staff shall review the materials submitted to determine if the application is complete and consistent with the standards set forth in this Section 04-10-02-05.
3. **Concurrent Referral and Review:** CED staff will refer the complete application for a twenty-one (21) day review by the various divisions of the CED and the County Attorney's Office, as deemed appropriate. An application may require review by outside agencies such as the U. S. Army Corps of Engineers, if the project impacts a floodplain, and may also be referred to any life-safety providers, adjacent jurisdictions, local public health department, and others as may be deemed appropriate.
4. **Address Deficiencies:** The applicant will be notified of any outstanding issues in connection with application materials upon completion of this review and will be required to address any issues or deficiencies in connection with the application materials in accordance with Section 02-01-04, Determination of Sufficiency. If necessary, a meeting will be held to discuss any

issues that need to be resolved. If necessary, the applicant will then submit an amended application, plan or other submittals, as appropriate, to the County for verification that the deficiencies have been addressed by the applicant. If the above-described outstanding issues cannot be resolved, the Director may refer the case to the BOCC for its consideration.

5. **Final Review:** Upon acceptance of the final copy of the application and exhibits by the CED staff, the application materials will be forwarded for final review by the Director.

4-10-02-04-04 **ADMINISTRATIVE SUBMITTAL REQUIREMENTS**

A Submittal Requirements list is available from the CED staff outlining the complete list of submittal items and the proper number of documents. Other submittal requirements may be required based on CED staff review. The following items are required as part of an Oil and Gas Facility application submittal:

1. **Pre-Submittal Notes or Waiver:** Notes from the pre-submittal meeting pertaining to the application, or signed waiver of pre-submittal meeting form.
2. **Application Form:** A completed Oil and Gas Facility application form. Application forms are available from the CED staff.
3. **Application Fees:** Application fee schedules are available from the CED staff.
4. **Plan:** An Oil and Gas Operations Plan drafted in accordance with 04-10-02-05-05 of this Section.
5. **Emergency Preparedness Plan:**

5.1 In General. Oil and gas operations shall not cause unreasonable risks of emergency situations such as explosions, fires, gas, oil or water pipeline leaks, ruptures, hydrogen sulfide or other toxic gas or fluid emissions, and hazardous material vehicle accidents or spills.

5.2 Emergency Preparedness Plan. Each Applicant with an operation in the County is required to implement an emergency preparedness plan for each specific oil and gas facility. The plan shall be referred to and approved by the

Adams County Sheriff, the Office of Emergency Management, and the applicable fire district and filed with the County and updated on an annual basis or as conditions change (responsible field personnel change, ownership changes, etc.). The emergency preparedness plan shall consist of at least the following information:

- a. Name, address and phone number, including 24-hour emergency numbers for at least two persons located in or near Adams County who are responsible for emergency field operations.
- b. An as-built facilities map in a format suitable for input into the County's GIS system depicting the locations and type of above and below ground facilities including sizes, and depths below grade of all oil and gas gathering and transmission lines and associated equipment, isolation valves, surface operations and their functions, as well as transportation routes to and from exploration and development sites, for emergency response and management purposes. The information concerning pipelines and isolation valves shall be held confidentially by the County's Office of Emergency Management, and shall only be disclosed in the event of an emergency. The County shall deny the right of inspection of the as-built facilities maps to the public pursuant to C.R.S. § 24-72-204.
- c. Detailed information addressing each potential emergency that may be associated with the operation. This may include any or all of the following: explosions, fires, gas, oil or water pipeline leaks or ruptures, hydrogen sulfide or other toxic gas emissions, or hazardous material vehicle accidents or spills. For each potential emergency, threshold / trigger levels shall be pre-identified that govern when an emergency state is declared by the Applicant.
- d. The plan shall include a provision that any spill outside of the containment area or which has the potential to leave the facility or to threaten a water body shall be reported to the emergency dispatch and the Director immediately.

- e. Detailed information identifying access or evacuation routes, and health care facilities anticipated to be used.
 - f. Project specific emergency preparedness plans are required for any project that involves drilling or penetrating through known zones of hydrogen sulfide gas.
 - g. The plan shall include a provision that obligates the Applicant to reimburse the appropriate emergency response service providers for costs incurred in connection with any emergency.
 - h. Detailed information that the Applicant has adequate personnel, supplies, and funding to implement the emergency response plan immediately at all times during construction and operations.
 - i. The plan shall include provisions that obligate the Applicant to keep onsite and make immediately available to any emergency responders the identification and corresponding Material Safety Data Sheets (MSDS) of all products used, stored or transported to the site. The MSDS sheets shall be provided immediately upon request to the Director, a public safety officer, or a health professional. In cases of spills or other emergency events, the plan shall include provisions establishing a notification process to emergency responders of potential products they may encounter, including the products used in the hydraulic fracturing fluids.
 - j. The plan shall include a provision establishing a process by which the Applicant engages with the surrounding neighbors and schools to educate them on the risks and benefits of the on-site operations and to establish a process for surrounding neighbors and schools to communicate with the Applicant.
6. **Engineering Documents:** The following technical Engineering documents are required by the CED staff unless otherwise waived:

6.1 Construction Plans:

If applicable, Construction Plans for the proposed Oil and Gas Operation's public improvements including road plan and profile sheets, storm drainage improvements plans and other public improvements, prepared in accordance with the latest version of the Adams County Development Standards and Regulations (Chapter 9).

6.2 Pavement Design Report:

If applicable, a Pavement Design Report prepared in accordance with the latest version of the Adams County Development Standards and Regulations (Chapter 7).

6.3 Grading Erosion and Sediment Control:

If applicable, a Grading, Erosion, Sediment Control Report and Plan as defined in the latest version of the Adams County Development Standards and Regulations (Chapter 9).

6.4 Transportation, Roads, Access Standards, and Fees:

- a. The Applicant's transportation plan must be designed and implemented to ensure public safety and maintain quality of life for other users of the county transportation system, adjacent residents, and affected property owners.
- b. Where available, existing private roads shall be used to minimize land disturbance unless traffic safety, visual or noise concerns, or other adverse surface impacts clearly dictate otherwise.
- c. Access roads on the site and access points to public roads as identified in the application materials shall be reviewed by the CED department and shall be built and maintained in accordance with the engineering specifications and access road standards defined in the Adams County Development Standards and Regulations (Chapter 8).
- d. All applicable transportation fees shall be paid prior to issuance of a development plan review construction permit, including without limitation:
 - i. access permit fees;
 - ii. oversize/overweight permit fees;
 - iii. right of way construction permit fees; and
 - iv. industrial traffic impact fees.
- e. Oil and gas operations must minimize impacts to the physical infrastructure of the county transportation system. Any costs to improve county transportation system infrastructure necessitated by the proposed oil and gas operation shall be the responsibility of the Applicant. All transportation system infrastructure improvements and associated costs shall be

determined by the CED department. The County shall perform the work or arrange for it to be performed. If the Applicant disagrees with the infrastructure improvements or associated costs as assessed by CED, it may request that the department approve a different route for its proposed oil and gas operation that avoids the need for such improvements. Alternatively, the Applicant may engage a licensed civil engineering firm to perform a traffic impact study in accordance with Chapter 8 of the Development Standards and Regulations to independently evaluate county transportation system infrastructure improvements necessitated by the proposed oil and gas operation.

6.5 Drainage Study/Technical Drainage Letter/Plan:
If applicable, a Drainage Study/Technical Drainage Letter/Plan prepared in accordance with the latest version of the Adams County Development Standards and Regulations (Chapter 9).

6.6 Floodplain Use Permit:
The applicant must obtain a Floodplain Use Permit, in accordance with the latest version of the Adams County Development Standards and Regulations, if the proposed Oil and Gas construction disturbance or operation encroaches into the 100-year floodplain, or the access is crossing a major drainage way, as defined by the latest version of the Adams County Development Standards and Regulations (Chapter 9).

7. Surface Owner Documentation

Documentation as to whether the surface owner and others with interest in the property have authorized the proposed Oil and Gas Facility.

8. Additional Information

Additional information may be requested by the Director as deemed appropriate to process the application and to meet the criteria in this Section 04-10-02-05. The Director may also waive the submittal of any information required above as deemed appropriate.

4-10-02-04-05 OIL AND GAS OPERATIONS PLAN

1. **Plan Format:** Two hard copies of all plans shall be provided and one copy of the plans shall be provided in digital format, on either a thumb drive or CD. No plans shall contain copyright restrictions or public use restrictions.

2. **Cover Sheet:** The cover sheet shall have a title block with the reference to an Administrative Use by Special Review, project name, and location by section, township and range. The cover sheet shall also include a legal description of the area, date of the drawing, existing zoning of the site, a sheet key, a vicinity map with north arrow (scale of 1" = 2,000' preferred) with an emphasis on the major roadway network within two (2) miles of the proposal, and all applicable County notes, an approval signature block and a block to insert the COGCC Permit number when approved. Upon approval, the first sheet will be signed by the Director.
3. **Impact Area Map:** The second sheet shall contain an Impact Area Map that shows the proposed location of the Oil and Gas Facility, locations of all existing oil and gas wells within the one-mile impact area, locations of all producing, closed, abandoned, and shut-in wells and other oil and gas operations within one (1) mile of the site, locations of all water wells within ½ mile of the proposed Oil and Gas Operation, Existing improvements within 1,500 feet of the location on which the operation is proposed, and all existing and proposed roads within the one-mile impact area.
4. **Drilling Operation Plan:** The third sheet shall provide a site plan of drilling operations with drilling equipment with existing and proposed finished-grade topography at two-foot (2') contours or less tied to a datum acceptable to the County. The applicant shall verify current information regarding what datum is acceptable to the County, prior to submitting the application for the Administrative Use by Special Review. The layout of the drilling equipment may be shown as a typical plan, if the County deems it appropriate for the extent of development of the proposed Oil and Gas Facility.
5. **Production Plan:** The fourth sheet shall provide a site plan of production operations with production equipment such as tanks and compressor stations with existing and proposed finished-grade topography at two-foot (2') contours or less tied to a datum acceptable to the County. The production plan shall also identify proposed drilling and completion schedules. A seed mix shall be provided for reseeding the well pad. Equipment layout may be a typical plan appropriate to the degree of development for the Oil and Gas Facility, if the County deems it appropriate for the extent of development of the proposed Oil and Gas Facility.

6. **Signage Plan/Sign Detail:** A dimensioned Signage Plan or Sign Detail shall be included on one of the sheets describing and illustrating the appearance, size, location, type, color, material, and illumination of all signs. Directional signs for emergency responders and inspectors shall be included, along with a 24-hour, 7-days per week contact information to deal with all noise complaints.
7. **Final Plan:** Once the review process is complete and staff has determined that all outstanding issues have been resolved, staff will request a final copy of the Oil and Gas Operations Plan. The final copy of the Plan shall be paper. The final Oil and Gas Operations Plan shall contain the information listed above unless otherwise specified by the County staff.

4-10-02-04-06

***NOTICE OF APPLICATION REQUIREMENTS;
DISCRETIONARY NEIGHBORHOOD MEETING***

1. Notice: The applicant shall provide written notification by U.S. Mail to owners of parcels within ½ mile of the boundaries of the proposed parcel where an application for an Administrative Use by Special Review for an Oil and Gas Facility has been filed with the County. The Notice of Application shall meet the format prescribed by the County and shall be mailed no less than ten (10) days prior to the submittal date of an application for an Oil and Gas Facility to the County. The Notice of Application shall contain a statement informing the recipients of the notice that they may request written notification by the Applicant of the commencement of construction and commencement of drilling operations. The applicant shall provide written notification by U.S. Mail, which shall include an offer to consult, to any municipality or county whose boundaries are within 1/2 mile of the proposed parcel where an application for an Administrative Use by Special Review for an Oil and Gas Facility has been filed with the County.

2. Neighborhood Meeting: The Director may require the applicant to conduct a neighborhood meeting at a convenient public location with adjacent and surrounding land owners and other interested parties in accordance with Section 02-01-02, Neighborhood Meetings. At the neighborhood meeting, the Applicant shall provide an overview of its proposed oil and gas operation and allow those in attendance to provide input as to the proposed operation, including, but not limited to, issues that arise from application of these regulations to the

proposed operation, and suggested mitigation to adequately ensure compliance with these regulations.

4-10-02-04-07

APPROVAL/DENIAL OF ADMINISTRATIVE USE BY SPECIAL REVIEW

1. **Action to Approve, Conditionally Approve or Deny:** Unless there are any issues that have not been resolved by the applicant, the County will exercise its best efforts to process the Administrative Use by Special Review for an Oil and Gas Facility within forty-two (42) calendar days from the date of complete submittal by the applicant. The Administrative Use by Special Review application can be administratively approved, approved with conditions necessary to meet the criteria of this Section or denied based upon noncompliance with the criteria of this Section. Written notice of the decision shall promptly be provided to the applicant, and, if denied, the notice shall include a statement of the reason(s) for denial. The forty-two (42) calendar day timeframe counts only as the County's processing time and does not include the applicant's response time.
2. **Director's Discretion to Refer to the Board:** In lieu of the Director making a decision on an application, the Director has the discretion to refer any application for Administrative Use by Special Review or amendment thereto to the BOCC for its consideration and decision at a public hearing. In such event, the BOCC shall make its determination based upon the requirements of this Section; however, unless waived by the BOCC, notice of the hearing shall be provided to those parties entitled to notice as set forth in Section 04-10-02-05-06 prior to the BOCC hearing. At such public hearing, the BOCC may approve, approve with conditions, or deny the application.
3. **Expiration of Approval:** An approval of the Administrative Use by Special Review shall only be valid for five (5) years unless the Oil and Gas Facility is substantially commenced prior to the expiration of such timeframe.
4. **Permits Required Prior to Commencement of Operations:** If applicable, an Access Permit and Oversize Load (OSL) Permit shall be required prior to the development of the Oil and Gas Facility. A Floodplain Use Permit shall be required prior to any work within a floodplain. A Building Permit may be required prior

to construction of certain structures within the Oil and Gas Facility.

4-10-02-04-08 *APPEAL OF DECISION ON APPLICATION FOR ADMINISTRATIVE USE BY SPECIAL REVIEW*

An applicant may appeal the Director's denial of an application for an Administrative Use by Special Review for an Oil and Gas Facility, or any conditions of approval, to the Board of County Commissioners for a hearing. The applicant must file the appeal within fourteen (14) calendar days of the date of the Director's decision by submitting a letter of appeal to the Director. Thereafter, the matter will be scheduled on the next available agenda of the BOCC. At such hearing, the BOCC may affirm, reverse or modify the decision of the Director, based upon the criteria set forth in Section 04-10-02-05-02.

4-10-02-04-09 *MOU PROVISIONS AS CONDITIONS OF APPROVAL*

An approval of an Administrative Use by Special Review for an Oil and Gas Facility shall automatically include as conditions of approval all provisions of the MOU executed by the applicant, except to the extent waived by the Director or the Board.

4-10-02-04-10 *ADMINISTRATIVE AMENDMENT*

If the applicant or operator proposes changes from the plans approved through the Administrative Use by Special Review, including any changes in the source or location of water to be used by the Oil and Gas Facility, the applicant or operator is required to submit an amendment to the application showing the changes, unless such requirement has been waived by the Director. The proposed amendment will be reviewed by staff and, if applicable, staff may require additional information. The amended application will need to meet all requirements of this Section and be approved in writing by the Director, or the BOCC (if the BOCC approved the original application), prior to implementation.

4-10-02-04-11 *COGCC AND COUNTY APPROVALS REQUIRED*

Development of the Oil and Gas Facility shall not commence until and unless any required permits from COGCC, and a Use by Special Review (administrative or non-administrative) or Special Use Permit from the County, have both been approved.

4-10-02-04-12 COGCC RULE 305(A) OR 305A CONSULTATION PROCESS

If consultation between an operator and the County is triggered by either Rule 305(a)(1) or Rule 305A, the Director may, in his discretion use either the Administrative Use by Special Review permitting process or the Special Use permitting process, or, in the case neither process is appropriate, develop a case by case consultation process with the operator.

4-10-02-05 HEAVY INDUSTRY**4-10-02-05-01 GENERAL**

1. *Outdoor Storage:* Materials may be stored outdoors, provided the storage area is consistent with the zone district allowances. All outdoor storage shall be screened in accordance with the Fencing, Walls and Screening section (See Section 4-10-01-03) of these standards and regulations. ***Adopted by the BoCC on December 13, 2010**
2. *Garbage Storage:* Any garbage storage area located outside shall be screened from the view of the public in accordance with the Fencing, Walls, and Screening section of these standards and regulations.
3. *Smoke and Odor Control:* Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

4-10-02-05-02 AUCTION YARDS, WITH LIVESTOCK

1. *Minimum Parcel Area:* one (1) acre
2. *Location:* All auction yards shall be located at least fifty (50) feet away from any on-property residence, fifty (50) feet from any right-of-way and five hundred (500) feet from any off-property residence.
3. *Operation in Accordance to County Tax Regulations:* The yard shall operate in accordance with the County Sales and Tax Department Regulations.
4. *Animal Care:* All animals shall be cared for in a humane and sanitary manner as approved by the Colorado Department of Agriculture and the State Veterinarian's Office.
5. *Manure Handling:* Manure shall be handled and disposed of in a sanitary method, approved by Tri-County Health Department.

4-10-02-05-03 CHEMICAL, PETROLEUM AND EXPLOSIVE MANUFACTURING

1. *Minimum Parcel Area:* three (3) acres

2. *Fire District Review:* All plans shall be reviewed by the applicable fire district prior to approval in order to determine existing services provide adequate protection for citizens.
3. *Setback from Residential Properties:* Not applicable.
4. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.
5. *Security Fence and Fire Proof Building:* The use shall be totally enclosed by a security fence or wall at least eight (8) feet high and enclosed within a fire proof building.
6. *Prohibited Accessory Uses:* Service stations, dwellings, or research laboratories are not considered accessory uses involved in the manufacture and storage of chemicals, petroleum products, or explosives.

4-10-02-05-04 METAL INDUSTRIES, AUTOMOBILE MANUFACTURING

1. *Minimum Parcel Area:* three (3) acres
2. *Setback from Residential Properties:* Not applicable.
3. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.
4. *Security Fence:* The use shall be totally enclosed by a security fence or wall at least eight (8) feet high.

4-10-02-05-05 PAPER AND PULP AND SAW MILLS

1. *Minimum Parcel Area:* two (2) acres
2. *Setback from Residential Properties:* Not applicable.
3. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.

4-10-02-05-06 SALVAGE YARDS

1. *Screening:* The salvage operations and yards shall be enclosed by a screen fence at least eight (8) feet high, measured from the lowest point of grade. The fence shall be maintained in good condition. No stored materials shall be visible from ground level immediately outside the fence.
2. *Stored Materials:* The applicant shall demonstrate the stored materials will not pose a danger to surrounding properties or residents, due to noise, runoff, animal or insect populations or other factors.
3. *Setback from Residential Properties:* Not applicable.

4. *Additional Conditions:* The ~~Director of Planning and Development~~ Director of Community and Economic Development may add additional conditions in order to protect the general welfare of citizens.

4-10-02-05-07 *RECYCLING FACILITIES, INCLUDING SCRAP TIRE*

1. *Fencing:* An eight (8) foot solid screen fence or security fence, with additional screening material, as approved by the ~~Director of Planning and Development~~ Director of Community and Economic Development, shall enclose all outside storage.
2. *Traffic Control Plan:* Provisions of the traffic control plan shall be followed.
3. *Nuisance Control Plan:* Provisions of the nuisance control plan shall be followed.
4. *Appearance:* All sites shall maintain a clean, neat, and orderly appearance. Stockpiles of materials may only be placed as specified in the design and operation plan.
5. *Recordkeeping:* All operators shall maintain records showing amounts of stockpiled materials both processed and unprocessed that are consistent with the amounts allowed in the Permit. In addition, records containing customer lists and records showing amounts of recycled material shipped off site shall be maintained.
6. *Performance Bond:* Prior to commencing operations, and thereafter during the active life of the facility, and for one (1) year after closure, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. The amount of said bond shall be \$3.00 per tire including unprocessed and processed tire amounts allowed in the Permit for tire recycling facilities and the amount necessary to remove materials from recycling facilities for disposal at an appropriate disposal facility. The amount of the bond shall be calculated to include removal, tipping fees, and transportation costs. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.
7. *Removal of Trash from Right-of-Way:* Operators shall remove trash, or other waste material, of the type which is brought to the facility, along public rights-of-way within one-half (1/2) mile of the facility.

4-10-02-05-08 **SOLID WASTE TRANSFER STATIONS**

1. *Removal of Trash from Right-of-Way:* Operators shall remove trash, or other waste material, of the type which is brought to the transfer station, along all public rights-of-way within one-half (1/2) mile of the facility.
2. *Performance Bond:* Prior to commencing operations, and thereafter during the active life of the facility, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. Said bond shall be sufficient to ensure compliance with operating conditions of the Permit, the amount of which shall be established by the Board of County Commissioners. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.
3. *Environmental Bond:* Prior to commencing operations, and thereafter during the active life of the facility, and for five (5) years after closure, the operator shall post a bond sufficient to ensure compliance with the closure plan, and to effect remedial measures if environmental damage is found to be taking place.
4. *Traffic Control Plan:* Provisions of the approved traffic control plan shall be followed.
5. *Fencing:* Eight (8) foot solid screen fencing or other screening material as approved by the ~~Director of Planning and Development~~Director of Community and Economic Development shall enclose all transfer stations.
6. *Appearance:* All sites shall maintain a clean, neat, and orderly appearance. Litter, dust, and odors may not leave the boundaries of the site.
7. *Vehicle Parking:* Transfer vehicles may not be parked on public streets.
8. *Vector Controls:* All sites shall maintain vector controls as prescribed by the approved plan.
9. *Storage of Solid Waste:* All solid wastes not transferred within 24 hours shall be stored in closed containers or in totally enclosed buildings. In no case may solid waste be stored longer than seven (7) days.

10. *CDPHE Regulations:* Colorado Department of Public Health and Environment Regulations 6CCR 1007-2, Section 7 are hereby incorporated in these Zoning Regulations.
11. *Non-Conforming Facilities:* All trash transfer stations in existence, or approved through a public hearing process specifically to operate a trash transfer station, prior to the adoption of this amendment, are considered legally non-conforming. Existing trash transfer station owners and operators meeting said specification will not be required under these regulations to obtain a Conditional Use Permit to continue operations.

4-10-02-05-09 **OUTDOOR STORAGE IN EXCESS OF 100% OF THE BUILDING AREA**

1. All outdoor storage shall be screened in accordance with the fencing, walls, and screening section (see Section 4-09-01-03) of these standards and regulations.
2. All outdoor storage shall not exceed the height of the fence, unless specifically approved by the board of county commissioners as part of the conditional use permit.
3. All outdoor storage shall consist of non-hazardous materials as determined by the Colorado ~~department~~ Department of health Public Health and ~~public environment~~ Environment.
4. All outdoor storage shall be designed with adequate access areas and shall meet all requirements of the local fire district.
5. Outdoor storage in excess of 100% of the building area within the Industrial-2 and Industrial-3 zone districts shall meet the following:
 - A. Outdoor storage in excess of eighty percent (80%) of the entire lot or 10 acres shall require an approved conditional use permit.
 - B. Outdoor storage consisting of less than eighty percent (80%) of the entire lot or 10 acres shall be considered a use-by-right in the I-2 and I-3 zone district and shall meet the above criteria.

***Adopted by the BoCC on December 13, 2010**

4-10-02-06 **LIGHT INDUSTRY**

4-10-02-06-01 **GENERAL**

1. *Outdoor Activities Prohibited:* All equipment, material storage, and uses shall be performed or carried out entirely within an enclosed building.

2. *Outdoor Storage:* Materials may be stored outdoors, provided the storage area is consistent with the zone district allowances. All outdoor storage shall be screened in accordance with the Fencing, Walls and Screening section (See Section 4-10-01-03) of these standards and regulations. ***Adopted by the BoCC on December 13, 2010**
3. *Garbage Storage:* Any garbage storage area located outside shall be screened from the view of the public.
4. *Smoke and Odor Control:* Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

4-10-02-06-02 AUCTION HOUSES, WITHOUT LIVESTOCK

1. *Minimum Parcel Area:* one (1) acre
2. *Setback from Residential Properties:* All auction houses shall be located at least fifty (50) feet away from any on-property residence, fifty (50) feet from any right-of-way and two hundred (200) feet from any off-property residence.

4-10-02-06-03 DRY CLEANING PLANTS

1. *Minimum Parcel Area:* one (1) acre
2. *Fire District Review:* All plans shall be reviewed by the applicable fire district prior to approval in order to determine the existing services provide adequate protection for citizens.
3. *Setback from Residential Zoning:* Not applicable.
4. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.

4-10-02-06-04 ELECTRONIC, FABRIC, FURNITURE, AND MEDICAL SUPPLY PRODUCTION

1. *Minimum Parcel Area:* one (1) acre
2. *Setback from Residential Properties:* Not applicable.
3. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.
4. *Smoke and Odor Control:* Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

4-10-02-06-05 FOOD PRODUCT PROCESSING AND MANUFACTURING

1. *Minimum Parcel Area:* one (1) acre

2. *Fire District Review:* All plans shall be reviewed by the applicable fire district prior to approval in order to determine the existing services provide adequate protection for citizens.
3. *Setback from Residential Zoning:* Not applicable.
4. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.

4-10-02-06-06 **LANDSCAPE STORAGE YARD ***

1. *Outdoor Storage:* Outdoor storage of rock, soil, mulch, and other non-living landscaping materials, and equipment, is permitted. Equipment and material storage areas must be screened from view from adjacent parcels and road right-of-way by an eight-foot high minimum screen fence. Only products, materials, and equipment owned and operated by the landscape business may be stored on the site.
2. Any nursery which contains ten (10) percent or more of the approved living nursery area for hardscape materials shall be classified as a Landscape Storage Yard. Hardscape includes but is not limited to the storage of rock, soil, mulch, and other non-living landscape materials and equipment.
3. All commercial vehicles and/or equipment in excess of seven thousand (7,000) pounds gross vehicle weight and/or hardscape used for the landscape storage yard business shall be screened from any adjoining residentially zoned or used property with an eight (8) foot solid screen fence in accordance with the approved landscape plan.
4. In all Agricultural Zone Districts no more than two (2) commercial vehicles and/or equipment in excess of seven thousand (7,000) pounds gross vehicle weight used for the landscape storage yard business shall be allowed per acre with a maximum of five (5) unless otherwise permitted through a Conditional Use Permit.

***Adopted by the BoCC on December 13, 2010**

4-10-02-06-07 **ACCESSORY OUTDOOR STORAGE (NOT TO EXCEED 100% OF THE BUILDING AREA)**

1. All outdoor storage shall be screened in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-03) of these standards and regulations.
2. All outdoor storage shall not exceed the height of the fence, unless specifically approved by the Board of County Commissioners as part of the Conditional Use Permit.

3. All outdoor storage shall consist of non-hazardous materials as determined by the Colorado Department of [Public Health and Public Environment](#).
4. All outdoor storage shall be designed with adequate access areas and shall meet all requirements of the local fire district.

4-11 OTHER DESIGN STANDARDS AND CONSIDERATIONS

4-11-01 OPEN SPACE RESIDENTIAL DEVELOPMENTS

4-11-01-01 DESIGN STANDARDS

In order to preserve open space, tree cover, scenic views and other natural features, the Board of County Commissioners may permit a property owner to increase the density of development of an area by as much as fifty percent (50%) and allow a reduction in the minimum size of lots by not more than fifty percent (50%) provided the development conforms to all applicable regulations for residential subdivisions and the following requirements. This reduction is implemented as part of a P.U.D.

4-11-01-02 OPEN SPACE/CONSERVATION AREA REQUIRED

The owner shall commit a minimum of thirty percent (30%) of the property to open space or conservation. No lot committed to open space/conservation shall be less than two (2) acres in area.

4-11-01-03 ACCEPTABLE OPEN SPACE/CONSERVATION AREA

No open area may be accepted as common open space or conservation area within an open space residential development unless it meets the following requirements:

1. The location, size, and character of the common open space/conservation area is suitable for the residential development or agricultural use;
2. The common open space/conservation area is for preservation of natural flora and fauna, amenity or recreational purposes, or agricultural use; and
3. The uses authorized within the open space/conservation area are appropriate to the scale and character of the development, considering its size, density, expected population, topography and the number and type of dwellings provided, or appropriate for agricultural use.

4-11-01-04 IMPROVEMENT OF OPEN SPACE

Common open space will be suitably improved for its intended use, except that common open space containing natural features worthy of preservation may be left unimproved. The buildings, structures and improvements to be permitted in

the common open space are those appropriate to the uses, which are authorized for the common open space.

4-11-01-05 USE OF OPEN SPACE/CONSERVATION AREAS

No more than twenty-five percent (25%) of the minimum required open space shall be designated for active recreation purposes in order to preserve a reasonable proportion of natural areas on the site. The purposes for which open space areas are proposed shall be documented.

Conservation areas zoned Conservation (CO) may be used based on the use restrictions in said zone district.

4-11-01-06 CONCENTRATION OF OPEN SPACE/CONSERVATION AREAS

Where practical, open space/conservation areas shall be concentrated in large usable areas.

4-11-01-07 CONTIGUITY OF OPEN SPACE/CONSERVATION AREAS

Where possible, open space/conservation areas shall connect to adjacent off-site open space areas and designated greenways. Where the intended use of the conservation area is agricultural, the conservation area shall be connected to adjacent off-site agricultural area.

4-11-01-08 PRIORITIZATION OF OPEN SPACE TYPES

The following list represents the relative desirability of different types of open space/conservation areas, and should be used as the basis for determining the optimum location for open space/conservation areas within a proposed Open Space Subdivision:

1. Critical areas including riparian areas and floodplain.
2. Pastures and farmland currently or traditionally used for agriculture.
3. Trails and greenways.
4. Significant stands of trees.
5. Mature vegetation on ridgelines.

4-11-01-09 CALCULATION OF OPEN SPACE/CONSERVATION AREA

The calculation of open space/conservation areas shall include all common public or privately held open space/conservation areas, but shall exclude all right-of-way for public roads and the easement width for private roads, and storm water

facilities. Individual private residential lot areas shall not be included in the open space/conservation area calculation.

4-11-01-10 OWNERSHIP OF OPEN SPACE

Land shown on the final plat as common open space, and landscaping and/or planting contained therein, shall be permanently maintained by and conveyed to one of the following:

1. An association of owners shall be formed and continued for the purpose of maintaining the common open space. The association shall be created as an association of owners under the laws of the state and shall adopt and propose articles of incorporation or association and bylaws, and adopt and improve a declaration of covenants and restrictions on the common open space acceptable to the County in providing for the continuing care of the space.
2. A public agency or district, which agrees to maintain the common open space and any buildings, structures or other improvements which have been placed on it.

4-11-01-11 OWNERSHIP AND ZONING OF CONSERVATION AREAS

Land shown in the final plat as a conservation area shall be rezoned Conservation (CO) and shall be maintained by and conveyed to one of the following:

1. An association of owners shall be formed and continued for the purpose of maintaining the conservation area. The association shall be created as an association of owners under the laws of the state and shall adopt and propose articles of incorporation or association and bylaws, and adopt and improve a declaration of covenants and restrictions on the conservation area acceptable to the County in providing for the continuing care of the space.
2. A public agency or district, which agrees to maintain the conservation area and any buildings, structures or other improvements, which have been placed on it.

The conservation area may be held in private ownership where the intended purpose of the conservation area is agricultural use. The maintenance of the conservation area in private ownership shall be approved by the Board of County Commissioners based on the appropriateness of the land's continued agricultural use and the adequacy of the proposed maintenance plan.

4-11-01-12 MAINTENANCE OF OPEN SPACE/CONSERVATION AREAS

A maintenance plan shall be submitted and approved as part of the Open Space Subdivision process. The maintenance plan shall meet the landscape and open space/conservation maintenance requirements contained in Section 4-23. Where the Conservation Area is intended to be used for agriculture, the maintenance plan shall be approved by the Conservation District and shall meet the requirements of Section 4-23.

4-11-01-13 RELATIONSHIP TO PARKS AND OPEN SPACE REQUIREMENTS

All Open Space Subdivisions shall also meet the parkland dedication requirements of the Adams County Subdivision Regulations. Open space/conservation areas established for the purpose of meeting the requirements of this Section shall not be counted toward the parkland dedication requirements contained in the Adams County Subdivision Regulations.

4-11-02 NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES PROTECTION**4-11-02-01 PURPOSE**

The purpose of the Natural, Agricultural, and Cultural Resources Protection standards is to: (1) provide for the protection of natural, wildlife, agricultural, and cultural resources, which are an essential component of the community's economic base and establish the character of the community; and (2) preserve and enhance the quality of life County residents enjoy.

4-11-02-02 OVERVIEW

There are four (4) subsections to accomplish the purpose of this Section.

1. Resources Review

- a. *Purpose:* The purpose of this subsection is to coordinate the application of all resource protection standards, the standards of the Natural Resources Conservation Overlay (NRCO), and agricultural and cultural resources preservation objectives.
- b. *Methodology:* This subsection specifies the types of projects for which a Resources Review must be performed, the content of the Resources Review, and the procedure by which projects requiring a Resources Review are processed.

2. Natural Resources Protection and Natural Resources Conservation Overlay (NRCO)
 - a. Individual Protected Resources
 - (1) *Purpose*: The purpose of this subsection is to protect the following individual natural resources:
 - (a) Waterbodies
 - (b) One Hundred (100) Year Floodplains
 - (c) Wetlands
 - (2) *Methodology*: The above listed resources and their subcategories are specifically defined by these standards and regulations. The subsection specifies the mechanisms used to protect the identified resources.
 - b. Natural Resources Conservation Overlay (NRCO) District
 - (1) *Purpose*: The purpose of the Natural Resources Conservation Overlay District (NRCO) is to protect areas of identified exceptional environmental value, such as wildlife habitat areas, or areas hazardous for development, such as floodplains. The overlay zone district is established as a means of assuring these lands are treated in a particularly sensitive manner so as to protect the associated natural resources.
 - (2) *Methodology*: The NRCO District specifies the mechanisms used to protect the identified resources. Specifically, the standards are established to help assure natural resources are identified and adequate mitigation is implemented in association with development to assure the long-term protection of important habitat for wildlife as a cohesive and functional system throughout the County. Development is to be designed to protect the areas wildlife needs to survive; therefore, development is to be kept outside of the NRCO, as much as possible.
 - (3) *Mapping*: The areas within the NRCO District are shown on the Adams County Zoning Map, which has been adopted as part of these standards and regulations. These boundaries are approximate due both to the scale of the map and the difficulty in identifying vegetation and other land characteristics for a large area.
3. Cultural Resources Preservation
 - a. *Purpose*: The purpose of this subsection is to identify and protect important cultural resources in association with proposed development.

- b. *Methodology*: This subsection describes what cultural resources are significant and a series of mechanisms and their objective of cultural resources protection.
- 4. Agricultural Preservation:
 - a. *Purpose*: The purpose of this subsection is to identify the mechanisms in these standards and regulations and otherwise utilized by Adams County for the purpose of promoting agricultural preservation.
 - b. *Methodology*: This subsection describes the following mechanisms and their objective of agricultural preservation. These mechanisms include agricultural district zoning, conservation district zoning, land uses permitted in agricultural zone districts, exemptions for regulations for agricultural uses, and open space subdivision standards.

4-11-02-03 RESOURCES REVIEW

4-11-02-03-01 PURPOSE

This subsection establishes a Resources Review to coordinate the application of all resource protection standards, the standards of the Natural Resources Conservation Overlay District (NRCO), and agricultural and cultural resource preservation objectives. This subsection further defines the methodology and standards for conducting the Resources Review. The review shall identify the natural, scenic, cultural, and agricultural resources defined in these standards and regulations, and describe how the proposed development will be designed in order to preserve these resources and to meet the standards of this subsection.

4-11-02-03-02 APPLICABILITY

All development proposals subject to the provisions of the NRCO District, and any activity, including subdivisions, which disturb an area of one (1) acre or more, shall comply with the provisions of this subsection unless specifically exempted below.

4-11-02-03-03 EXEMPTIONS

The following activities and development shall be exempt from this subsection.

- 1. *Agriculture*: Activities conducted for agricultural purposes.

2. *Development within an Approved Project:* All development pursuant to a project approval already received from Adams County.
3. *Single-Family Home:* Development of a single-family home provided:
 - a. The location proposed for the single-family home is not within the NRCO;
 - b. The single-family home is the only residence on the individual lot or parcel or the density on the site is less than or equal to one (1) dwelling unit per thirty-five (35) acres of base site area; and
 - c. The application for development demonstrates compliance with all setback/buffer standards specified in the Individual Protected Resources and NRCO District subsections of these standards and regulations.
4. *Expansion:* Expansion of an existing building or the addition of an accessory structure to a residential single-family dwelling.

4-11-02-03-04 **METHODOLOGY**

1. *General Content:* A Resources Review shall describe the existing conditions of the property, describe the development proposal and the rationale for the location of proposed open space, if applicable, and a description of how the proposal meets all the applicable standards and objectives of this Section and the Adams County Comprehensive Plan.
2. *Site Specific Content:* A Resources Review for all proposed developments not otherwise exempted, shall contain the following components, as applicable to the property proposed for development and the proposed project.
 - a. *Individual Protected Resources Component:* The Resources Review for property containing protected resources shall contain an individual protected resources component including maps and/or plans depicting the location of waterbodies, one hundred (100) year floodplains, and wetlands. This component also shall describe the level to which all resources are either conserved or developed, depict the setbacks/buffers of all resources for which setbacks/buffers are required, and contain a mitigation plan, if applicable.
 - b. *NRCO Component:* A Resources Review shall contain a NRCO component including a site specific review identifying the location of areas used by wildlife as habitat or migration routes and any area protected by the NRCO District, and plans identifying how the proposed development on the land complies with the standards of the NRCO District.

- c. *Cultural Resources Component:* A Resources Review shall contain a cultural resources component including a written review of the proposed development, depicts the locations of all cultural resources and includes plans identifying how the proposed development on the land complies with the standards of the Cultural Resources subsection.
- d. *Agricultural Component:* A Resources Review shall contain an agricultural component identifying the location of agricultural land and describes related agricultural operations, such as irrigation practices, occurring on the land.
3. *Recommendations:* A Resources Review shall contain recommendations for mitigating any negative impacts of the proposed development on the natural, cultural and agricultural resources. The review also shall contain recommendations for resolving conflicting objectives when the Resources Review identifies areas where such conflicts exist.
4. *Priorities:* In reviewing and approving, approving with conditions, or denying an application containing lands regulated by more than one (1) resource category, the Standards for Development in the NRCO District shall be achieved to the maximum extent practical first. The requirements of the individual protected resources shall generally receive second priority but may receive first priority in instances where the individual protected resource would be greatly damaged by development and the damage can be avoided by a change in development design creating a minimal impact to the NRCO.
5. *Professional Consultant(s) Required:* The Resources Review shall be prepared by one (1) or more professionals who have been certified as "qualified" by the ~~Department of Planning and Development~~Community and Economic Development Department. Individuals may be certified to prepare one (1) or more components of a Resources Review depending upon their qualifications. Each professional shall be deemed qualified by the ~~Department of Planning and Development~~Department of Community and Economic Development based on education, professional certifications, experience in the field, and their understanding of these standards and regulations, and the Adams County Comprehensive Plan. The ~~Department of Planning and Development~~Department of Community and Economic Development may form a multi-departmental committee to assist in the certification of consultants.
6. *Selection of Consultant(s):* The County shall maintain a list of qualified professional consultants. The developer of a project requiring a Resources Review shall select one (1) or more individuals from the list of certified consultants to prepare the review. The County also can

select a consultant from the same list to review the work of the developer's consultant. In these instances, the County's consultant shall be paid by the County.

4-11-02-03-05 **PROCEDURE**

The Resources Review shall be consolidated and considered with the review necessary to obtain the first development permit for the proposed development for which the review is conducted.

4-11-02-04 **INDIVIDUAL PROTECTED RESOURCES AND NRCO DISTRICT**

4-11-02-04-01 **PURPOSE**

Waterbodies and wetlands provide critical functions in controlling flood waters, providing wildlife habitat, cleansing water resources and contributing to the special scenic quality of Adams County. Reserving the one hundred year (100) year floodplain protects against the loss of life and property during flood events. The purposes of this Section are to define critical resources, and establish protection standards for waterbodies, floodplains and wetlands.

4-11-02-04-02 **INDIVIDUAL PROTECTED RESOURCES (WATERBODIES, ONE HUNDRED (100) YEAR FLOODPLAINS, AND WETLANDS)**

1. *Purpose:* This Section establishes the protection standards for waterbodies, floodplains, and wetlands, in order to protect the community as a whole from potential negative impacts caused by development which may affect these resources or their functions. This Section prohibits development on and within a certain distance of these resources.
2. Resource Definitions
 - a. *Waterbodies:* "Waterbodies" means natural features or man made reservoirs (i.e., rivers, streams, lakes), which convey or contain surface water.
 - b. *River:* "River" means the South Platte River and Clear Creek.
 - c. *Stream:* "Stream" means a body of running water which is neither one of the identified rivers nor an irrigation ditch, and has one (1) or more of the following characteristics:
 - (1) Has an average annual flow of three (3) cfs or greater including return water from subirrigation practices.

- (2) Provides a habitat area for one (1) or more species of fish or waterfowl.
- d. *Natural Lake/Pond*: A "natural lake/pond" means a body of standing water, usually at least six (6) feet deep, which was created by natural processes.
- e. *Riparian Plant Community*: Riparian plant communities associated with watercourses in Adams County shall be delineated using "Riparian Community Type Classification of Colorado", USDA Forest Service, 1990.
- f. *Floodplains*: "Floodplains" means land adjacent to a watercourse which is subject to flooding as a result of the occurrence of the 100-year or one percent (1%) frequency flood of a watercourse. Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters and/or the unusual and rapid accumulation or runoff of surface waters from any source.
- g. *Wetlands*: "Wetlands" means an area where water is at, near, or above the land surface long enough to support aquatic or hydrophytic vegetation and which has soils indicative of wet conditions. Delineation of wetlands in the County shall be according to the 1989 Army Corps of Engineers definition of jurisdictional wetlands. This definition excludes irrigation induced wetlands.
3. *No Development or Setbacks/Buffers Required*: Due to the risk of severe negative impacts on the community at large, if waterbodies, floodplains, and wetlands are wholly or partially developed, and the necessity to protect the natural functions of these resources, development of these resources is prohibited in most cases and a setback/buffer is required.
4. *Development Prohibited*: Development in waterbodies, the one hundred (100) year floodplain, wetlands, and significant wildlife habitat is prohibited except for essential facilities as specified below.
- a. Setback/Buffers Required
- (1) *Measurement*: Setbacks shall be measured from the mean high water or top of bank, whichever is farthest from the thread of the watercourse or the center of the waterbody.
- b. Setback/Buffer Definitions
- (1) *Buffer*: The area protected by the setback is the "buffer" and shall remain free from development, parking, open storage of vehicles, refuse, or any other material. Terrain disturbance for bona fide agricultural purposes, flood protection, wildlife

habitat enhancement, or pathways are permitted in the buffer upon receipt of applicable permits.

5. *Minimum Setback/Buffer Required:* All development is required to be setback from specified resources as follows:
 - a. *Rivers:* Minimum one-hundred-fifty (150) feet.
 - b. *Streams:* Along streams, development shall be located out of the riparian plant community, but in no case shall the required setback be less than fifty (50) feet nor more than one hundred-fifty (150) feet.
 - c. *Natural Lake/Pond:* Adjacent to natural lakes or ponds, development shall be located out of the riparian plant community, but in no case shall the required setback be less than fifty (50) feet nor more than one hundred-fifty (150) feet.
 - d. *Wetlands:* Minimum fifty (50) feet.

4-11-02-04-03 **DEVELOPMENT OF ESSENTIAL FACILITIES**

1. *Essential Facilities in or Adjacent to Waterbodies and Floodplains:* Certain water dependent uses must be located in or adjacent to waterbodies and/or in floodplains. These may be permitted provided all structures meet the following requirements:
 - a. *Flood Control, Irrigation, or Essential Crossings:* Only structures, which are essential to flood control, irrigation or essential road or utility crossings, shall be permitted.
 - b. *Not for Human Habitation:* Structures in the floodplain shall not be intended or designed for human habitation.
 - c. *Elevation of Structures and Utilities:* Any generally horizontal element not part of the support structure shall be at least one (1) foot above the one hundred (100) year flood elevation. All service and utility connections, such as electrical and heating equipment, water, sewer, electric, or gas, shall be similarly located.
 - d. *Floodway:* Except for crossings for access, no structures shall intrude into the floodway.
 - e. *Minimum Obstruction of Flood Waters:* Structures constructed in the flood fringe shall not cause any rise more than one-half (1/2) foot in the 100-year water surface elevation and structures constructed in the floodway shall cause zero (0) feet of rise. Should a development cause more rise than allowed, a Conditional Letter of Map Revision (CLOMR) shall be submitted. Any increase in flood height shall be confined to the subject property and shall cause no increase in the flood height on adjacent properties.

- f. *Compliance with Floodplain Overlay District:* All development within the floodplain shall comply with the Adams County Floodplain Overlay District standards. In the event of a discrepancy between the Floodplain Overlay District standards and these standards, the more stringent standard shall control.
 - g. *Minimize Negative Impacts on Wildlife:* All development shall be designed to minimize negative impacts on wildlife.
 - h. *Fill in Floodplains:* Fills or deposition of materials in floodplains may be allowed provided the following standards are met:
 - (1) Fill shall be allowed only for essential crossings, water dependent uses, or flood control.
 - (2) No fill shall be in the floodway or within twenty (20) feet of the floodway.
 - (3) Fill or other materials shall be protected against erosion by riprap, vegetative cover, sheet piling, or bulkhead sufficient to prevent erosion.
 - (4) Fill shall be clean and compacted to minimize erosion potential.
2. *Essential Facilities in or Adjacent to Wetlands:* Wetlands may be developed under the following circumstances. Notwithstanding, receipt of a local permit for developing wetlands does not absolve a developer from obtaining all other State or Federal permits necessary to develop wetlands.
- a. *High-Intensity Use Degrades Wetland/Wetland Agriculture-Induced:* Where the intensity of adjoining uses causes the retained wetlands to become degraded habitats and the wetland area is suitable for development due to planning, location, and other factors, or where the wetland is induced by agricultural irrigation, a wetland may be developed.
 - b. *Necessary to Reshape Wetland to Provide Building Site:* Where, due to parcel shape and interaction with topography, it is necessary to reshape the wetland boundary to provide a building envelope, a wetland may be redeveloped. Filling up to five (5) percent of the wetland on the parcel, not to exceed one (1) acre, is permitted.
 - c. *No Alternate Site:* Development shall be permitted only where it is demonstrated the proposed activity cannot be practically located at an alternative, non-wetland site.
 - d. *Practical Measures to Reduce Impact:* It shall be demonstrated reasonable project modification measures have been taken to reduce wetland loss and degradation.

- e. *On-Site Mitigation Wherever Possible:* On-site mitigation shall be provided wherever possible. On-site mitigation shall be at a ratio of one and one-half (1.5) acres of new wetland for every one (1) acre of wetland filled. All off-site mitigation shall be at a ratio of two and one half (2.5) acres of new wetland for every one (1) acre filled. It shall also be demonstrated these new wetlands will restore lost wetland functions and values.
- f. *Wetland Replanting:* The new wetland area shall be planted with a hydric tolerant mix of seeds in suitable areas, wetland plants, and suitable seed bank soils. A wetlands biologist, or other professional with experience in wetland creation, shall certify the planting plan.
- g. *Persistence:* It shall be demonstrated the created or restored wetland will be at least as persistent as the impacted wetland system it replaces.
- h. *Buffers:* Buffers shall be provided around wetlands created pursuant to this subsection.

**4-11-02-04-04 NATURAL RESOURCES CONSERVATION OVERLAY (NRCO)
DISTRICT**

See Chapter 3 for NRCO District standards and open space requirements.

4-11-02-05 AGRICULTURAL RESOURCES PRESERVATION

4-11-02-05-01 PURPOSE

Ranching and farming are agricultural uses, which formed the original basis for the communities in Adams County. In all areas of the County, the agricultural industry is threatened by residential development and urbanization. Paradoxically, much of the attraction for residents of Adams County is the open space created by agricultural operations, the very operations threatened by increasing urbanization. The purpose of this Section is to identify the mechanisms in these standards and regulations, which have been adopted for the purpose of promoting agricultural preservation.

**4-11-02-05-02 SUMMARY OF MECHANISMS TO PROMOTE
AGRICULTURAL PRESERVATION**

The following mechanisms are available through application of these standards and regulations as incentives for land in Adams County to be maintained in agricultural production.

1. *Agricultural Assessment:* By Colorado Statute, agricultural uses in Adams County do not pay property taxes on the market value of land upon which they are located. If they did, agriculture in Adams County would have disappeared long ago. Agricultural assessments are a conscious decision in order to retain agriculture for as long as possible.
2. *Open Space Subdivisions and P.U.D.s:* Developments in the Agricultural Districts are required to cluster homes and to provide either thirty percent (30%) or sixty percent (60%) open space. If the property proposed for development has an existing agricultural operation, or a land owner wishes to establish an agricultural operation on the portion of the property proposed as open space, agriculture is an accepted and encouraged use of the required open space.
3. *Agricultural Zoning Density:* Developments in the Agricultural Districts are kept at a low density. Residential development and agriculture are generally incompatible. The more the permitted form of development can either prevent or mitigate such conflicts, the more likely it is that agricultural operations can continue. Low development densities can help to mitigate some conflicts.
4. *Agricultural Land Uses:* Certain uses generally compatible with agricultural uses have been permitted in the Agricultural Districts in order to provide opportunities for agricultural families to diversify their income base, yet retain their primary way of life--agriculture. The following uses have been permitted in the Agricultural Districts, in many cases, specifically to promote agriculture: Agricultural employee housing, mobile home, nurseries, bed and breakfasts, agricultural support and service uses, produce stands, campgrounds, outdoor recreational uses, home businesses, cottage industries including small food manufacturing operations, etc.
5. *Exemption from Regulations for Agricultural Uses:* Agricultural uses, unlike other nonresidential uses, do not need Conditional Use Permit approval to operate. However, building permit approval is required. Agricultural uses are also exempt from grading regulations.

4-11-02-05-03

STANDARDS

Any conversion of agricultural land shall comply with the following standards.

1. *Site Evaluation:* Farm and ranch lands shall be assessed according to the USDA Agricultural Soil Capability Classifications. The site shall be mapped and the soils with the lowest classifications shall be developed first.

2. *Agricultural Connectivity and Efficiency:* Agricultural lands or operations proposed for development shall be reviewed to determine what impacts the proposed development will have on the continued agricultural use of the undeveloped portions of the tract. Development shall be located so as to ensure the agricultural continuity is maintained and the remaining agricultural tracts are able to be used efficiently.

4-11-02-06 CULTURAL RESOURCES PRESERVATION

4-11-02-06-01 **PURPOSE**

The purpose of this subsection is to identify and protect important cultural resources in association with proposed development.

4-11-02-06-02 **METHODOLOGY**

A survey for important cultural and historic resources meeting the criteria of the Colorado State Historic Preservation Office (SHPO) shall be conducted in all cases where more than five (5) acres will be disturbed. The survey shall meet the requirements of the SHPO and be conducted by a professional approved to conduct historic and cultural resource surveys by the SHPO Office.

4-11-02-06-03 **STANDARDS**

1. *No Development or Setbacks/Buffers Required:* Due to the risk of severe negative impacts to cultural resources from development, and the necessity to protect these historic resources for future generations, development which would destroy the historic and cultural significance of these resources is prohibited in most cases and a setback/buffer is required.
2. *Development Prohibited:* Development of a site, which would result in the destruction of a cultural or historic resource, is prohibited except as specified below.
 - a. *Use Degrades Value:* Where the intensity of adjoining uses cause the retained resource to be placed at significant risk or to become degraded, the resource may be relocated or excavated pursuant to a plan approved by the SHPO.
 - b. *Necessary to Reshape the Land to Provide Building Site:* Where, due to parcel shape and interaction with topography, it is necessary to remove the resource in order to develop the remainder of the

- site, the resource may be relocated or excavated pursuant to a plan approved by the SHPO.
- c. *Practical Measures to Reduce Impact:* It shall be demonstrated all reasonable project modification measures have been taken to reduce the chance of loss and degradation.
3. *Setback/Buffers Required:* A setback from all identified resources shall be provided.
- a. *Measurement:* Setbacks shall be measured from the boundaries of the resource identified.
 - b. *Setback/Buffer Definitions*
 - (1) *Buffer:* The area protected by the setback is the "buffer" and shall remain free from development, parking, open storage of vehicles, refuse, or any other material.
 - c. *Minimum Setback/Buffer Required:* All development is required to be setback from identified cultural resources by at least one hundred (100) feet unless an alternative setback is justified by the Resource Review Recommendations.
 - d. *Setback Standards from Section Lines and Section Line Roads:* Setbacks from Section Lines and Section Line Roads shall be one hundred (100) feet from the right-of-way centerline or the Section Line where a road right-of-way is not established. The Section Line and Section Line Road setback may be varied at the discretion of the ~~Director of Planning and Development~~Director of Community and Economic Development where the ~~Director of Planning and Development~~Director of Community and Economic Development determines:
 - (1) A new Section Line Road could not be reasonably aligned within one hundred (100) feet of the Section Line;
 - (2) The existing Section Line Road can be reasonably expanded within the existing right-of-way;
 - (3) The existing right-of-way is adequate for construction of a new Section Line Road; or
 - (4) Due to the prevailing development pattern, future road construction or expansion is generally precluded such that the setback would have limited or no effect on future road expansion or construction options.In no case shall the ~~Director of Planning and Development~~Director of Community and Economic Development reduce the setback below the minimum right-of-way setback required within the applicable zone district.

4-12 PARKING, LOADING, AND CURB CUT REQUIREMENTS

4-12-01 APPLICABILITY

Off-road parking and loading requirements in all new developments shall comply with the general access, circulation, and parking standards set forth in this Section.

4-12-02 GENERAL STANDARDS

4-12-02-01 SAFETY BARRICADES

A curb, rail, fence, guard, or other continuous safety barricade of a height or design sufficient to retain vehicles within the parking area shall be provided except for single-family residences and duplexes.

4-12-02-02 COMMERCIAL AND INDUSTRIAL PARKING LOT SCREENING/FENCING REQUIRED

For each boundary line of a commercial or industrial parking area abutting directly on a residential lot a wall, fence, or screen planting of a year-round nature shall be installed at least forty-eight (48) inches high to serve as a barrier for passage of persons and waste material, to conceal glare from headlights, and to reduce noise, fumes, and pavement heat.

4-12-02-03 PLANTINGS PROTECTED

Wheel or bumper guards shall be located so no part of any vehicle extends beyond the boundary lines of the parking area or comes in contact with walls, fences, plantings, or any other structures.

4-12-02-04 PARKING AREA LANDSCAPING REQUIREMENTS

Parking areas are required to meet standards for landscaping within the parking area and around the perimeter of the parking area. Landscaping requirements are found in Section 4-16-20 of these standards and regulations.

4-12-02-05 SURFACE OF PARKING AREA

Except for agricultural areas, off-road parking areas shall be surfaced and maintained with a portland or asphalt concrete surface, or other suitable surface as

determined by the ~~Director of Planning and Development~~Director of Community and Economic Development. Drainage shall be subject to the approval of the ~~Director of Public Works~~Director of Community and Economic Development???

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The surface of the parking area shall be maintained with the following minimum requirements:

1. Potholes shall not exceed six (6) inches deep or six (6) inches wide.
2. Cracks shall not exceed three (3) inches in width.
3. The parking area shall be maintained in a weed free condition pursuant to Section 4-16.
4. All striping shall be evident at the property line.

4-12-02-06 DESIGN AND LAYOUT OF PARKING LOTS

Parking stall designs, driveways, and other details of a plan for parking shall be subject to the approval of the ~~Director of Planning and Development~~Director of Community and Economic Development.

4-12-02-07 LIGHTING

Any lighting used to illuminate required off-road parking areas shall be arranged in conformance with the following:

1. Lights shall be shielded so directly emitted light shall not shine directly onto surrounding properties;
2. Light shall be arranged so neither direct nor reflect light may create a traffic hazard and no color light(s) may be used in a manner which would be confused with traffic control devices;
3. No blinking, flashing, rotating or otherwise animated lights shall be permitted except temporary holiday lighting displays or safety devices required by federal, state, county or local regulations;
4. The maximum lighting level shall not exceed one (1.0) foot-candle for parking areas and twenty (20.0) foot-candle in loading areas and unloading platforms; and
5. Light levels measured twenty (20) feet beyond the property line shall not exceed one-tenth (0.1) foot-candle as a direct result of on-site lighting.

4-12-02-08 SIGNS

Only signs indicating entrances and exits or designating conditions of use, direction, or identification shall be maintained within a parking area. Signs indicating entrances, exits, or conditions of use shall not exceed four (4) square

feet in area, nor shall there be more than one (1) such sign for each entrance or exit.

4-12-02-09 ENTRANCES AND EXITS, CURB CUTS, CURB RETURNS:

All curb cuts are subject to approval of the ~~Director of Transportation~~~~Director of Public Works~~ ~~Community and Economic Development~~ or the Colorado Department of Transportation for State Highways and are not a use by right. Their placement, size, use, signing, and construction shall conform (at the developer's expense) to the ~~Director of Transportation's~~~~Director of Public Works'~~ ~~Community and Economic Development~~ written requirements. An Access Permit for all entrances, curb cuts, and curb returns shall be obtained from the ~~Director of Public Works~~~~Director of Transportation~~ ~~Community and Economic Development~~.

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4-12-02-10 EXPANSION OR ENLARGEMENT OF USE

Whenever any building or use is enlarged in height or in ground coverage, off-road parking for said expansion or enlargement shall be in accordance with the requirements of these standards and regulations.

4-12-03 SINGLE AND TWO FAMILY DWELLINGS

4-12-03-01 GENERAL

Off-road parking for one and two family dwellings shall be designed to meet the following objectives:

1. Provide an adequate number of parking spaces for the use.
2. Minimize conflicts with traffic on adjacent roadways.

4-12-03-02 AMOUNT OF PARKING REQUIRED

One and two family dwellings shall provide a total of two (2) off-road parking spaces per dwelling unit.

4-12-03-03 ACCESS TO PARKING

Access to the off-road parking shall comply with the provision of these standards and regulations, including but not limited to, the following:

1. Obtaining an Access Permit.

2. Limiting the number and spacing of accesses based on the functional classification of the roadway.

4-12-03-04 PAVED PARKING REQUIRED

Whenever an access to off-road parking spaces is adjacent to a paved road, the access shall be paved with asphaltic concrete, concrete, or similar material from the edge of the roadway to the right-of-way line for the roadway.

4-12-04 MULTI-FAMILY RESIDENTIAL AND NON-RESIDENTIAL

4-12-04-01 GENERAL

Off-road parking for multi-family and non-residential developments shall be designed to meet the following objectives:

1. Provide for the safe and convenient movement of vehicles, bicycles, and pedestrians to and from the site and through the site.
2. Efficiently provide an adequate number of parking spaces for the site.
3. Minimize the interference of drive-in facilities and loading zones with access and circulation within the site.

4-12-04-02 ACCESS STANDARDS

Parking areas shall be designed with clearly defined and unobstructed points of ingress and egress rather than continuous access from an adjacent roadway. No parking space or lot will be permitted which would require a vehicle to back into the roadway to exit the space or lot.

Entrances and exits to the parking lot shall be sited with the objectives of minimizing disruption to traffic flows on the access road. When a parking lot is adjacent to both an arterial road and a road of lower functional classification such as a collector, access shall be from the lower classification road to avoid interfering with the primary function of the arterial road, which is to move traffic rather than to provide access.

When entrances and exits must be located off of higher classification roads, they shall be sited so as to create the least interference with intersections and to preserve the traffic carrying capacity of the road. Speed change lanes or auxiliary lanes shall be provided if required by the ~~Director of Public Works~~[Director of Transportation](#). Wherever possible, entrances and exits shall be separated from intersections per the criteria set forth in Chapter 8 of these regulations.

Entrances and exits to the parking lot should also be sited with the objective of minimizing conflicts within the parking lot and encouraging efficient circulation patterns. The property owner is responsible for all maintenance of the access to and from a public right-of-way.

In cases where there are adjacent and compatible land uses, parking areas shall be designed with circulation between the uses in mind, providing internal connections between the parking areas for the adjacent uses.

4-12-04-03 SPACES REQUIRED

In connection with every institutional, commercial, and industrial use, there shall be provided, at the time any building or structure is erected, enlarged, or increased in capacity, off-road parking spaces in accordance with the following requirements:

Use	Minimum Required Off-Road Parking Spaces
Art galleries	1 space for each 300 sq. ft. of gross floor area
Auditoriums, assembly halls, theaters	1 space for each 4 seats or 1 space for each 40 sq. ft. of floor area available for the accommodation of movable seats in the assembly room, whichever is greater
Auto repair shops	2 spaces for each service bay
Banks and other financial institutions	1 space for each 200 sq. ft. of gross floor area used by general public and 1 space for each 600 sq. ft. not used by general public
Bed and breakfast inns	1 space per rental unit and 1 space per 4 employees
Boarding houses	1 space for each rental unit
Car wash, automatic or self-service	5 spaces per bay automatic and 2 for self-service
Churches	See "Places of worship"
Clubs and lodges	1 space for 200 sq. ft. of gross floor area used by the general public or membership and 1 space for every 600 sq. ft. not used by the general public or membership
Colleges and universities	as determined by Director of Planning and Development <u>Director of Community and Economic Development</u>
Commercial dormitory	1 space for each rental unit
Contractor's offices	1 space for each 10,000 sq. ft. of gross floor area
Contractor's yards, building	1 space for each 10,000 sq. ft. of yard materials, storage
Convalescent centers	1 space per 4 beds plus 1 space for each 2 staff members
Correctional facilities	Sufficient spaces to supply 1 space for each employee per shift and 1 space for every 5 occupants. The

Use	Minimum Required Off-Road Parking Spaces
	requirement may be modified with the use permit.
Day care facility	1 space for each employee on a major shift, plus 2 drop off spaces for patrons
Dormitories, fraternity, and sorority houses	1 space for each 2 beds
Dwellings	
Single family	2 spaces for each dwelling unit
Two-family, Three-family and multi-family	2 spaces for each dwelling unit. The Planning Commission may require up to 1 space for every 2 units for visitor parking.
Efficiency units	1 per unit
Retirement communities, elderly housing	1 space for every 2 multi-family units plus 1 space for each 4 staff members whose work is associated with the units or with the occupants of the units. 1 space for each single-family unit
Fairgrounds	1 space for each 600 sq. ft. of gross floor area
Funeral homes	1 space for each 4 seats in chapel
Golf courses	Based on review by the Director of Planning and Development <u>Director of Community and Economic Development</u> considering site size, topography and supporting facilities
Government buildings	Based on review by the Director of Planning and Development <u>Director of Community and Economic Development</u> considering site size, topography and supporting facilities
Hospitals	1 space for every 2 beds; 1 space for each doctor and nurse; and 1 space for every 4 additional employees
Hotels	1 space per rental unit
Junk yards	1 space plus 1 space for each 10,000 sq. ft. of yard
Laboratories, research	1 space per 1,000 sq. ft. of floor and area facilities
Manufacturing, processing, assembly, distribution, bottling works, machine shop, metal, wood-working, plumbing, electrical, printing shop, roofing shop	1 space for each 1,000 sq. ft. of floor area
Medical, dental and similar offices	4 spaces for each doctor or nurse and 1 space for each employee
Meeting rooms, exhibit halls	1 space for each 4 seats or 1 space for each 40 sq. ft. of floor area available for the accommodation of movable seats or exhibits
Mobile home park	2 spaces for each mobile home site

Motels	1 space per rental unit
Museums	1 space for each 300 sq. ft. of gross floor area
Night clubs	1 space for each 3 seats
Offices	1 space for each 300 sq. ft. of gross floor area
Nursing homes	See: "Convalescent center"
Places of worship	1 space for every 5 seats
Radio, TV recording studio	1 space for each 300 sq ft of gross floor area
Recreation, indoor	Based on review by the Planning Commission considering site size, topography and type of use
Recreation, outdoor	Based on review by the Planning Commission
Restaurants, cafeterias, dining rooms including drive-up windows	1 space for every 3 seats
Retail spaces or other unspecified	See: "Service establishments"
Schools	
Kindergarten, elementary	1 space for each classroom and 1 space per 300 sq. ft. of administrative office space
High school, college, vocational, business	6 spaces for each classroom and 1 space per 300 sq. ft. of administrative office space
Service establishments and retail	
Dealing infrequently with public such as furniture repair, secretarial services.	1 space for each 600 sq. ft. of gross floor area
Dealing frequently with public such as barber shops, beauty shops, laundromats, video stores, drug stores, groceries, etc.	1 space for each 200 sq. ft. of gross floor area
Transportation terminals	
Freight	1 space per 1,000 sq. ft. of gross floor space
Passenger	1 space per 200 sq. ft. of gross floor space
Veterinary establishments	4 spaces for each doctor and 1 for each employee
Warehouses	1 space for each 5,000 sq. ft. of gross floor area
Wholesale establishments	1 space for each 900 sq. ft. of gross floor area

4-12-04-04 JOINT PARKING LOT LOCATIONS

Off-road parking spaces may be provided in areas designated to serve jointly two (2) or more buildings or uses provided the total number of parking spaces provided shall not be less than the required parking spaces for the total combined

number of buildings or uses. However, the County may approve a shared parking plan with a reduced number of total parking spaces in cases where there is sufficient evidence to clearly demonstrate the demands for parking for adjacent uses are such that a shared parking arrangement is, in the opinion of the County, practical and appropriate. A joint parking lot or shared parking plan shall meet the following criteria:

1. The off-road parking facilities are located within six hundred (600) feet of all the buildings or uses proposed to use the parking facilities.
2. The applicant shows there is no substantial conflict in the principal operating hours of the involved building or uses proposed to use the parking facilities.
3. The applicant presents for approval by the County Attorney a properly drawn legal instrument, executed by the parties for the joint use of off-road parking facilities. Such instrument is to be filed and made a condition of occupancy of the building and uses.
4. Up to sixty percent (60%) of the parking spaces required for theaters, public auditoriums, bowling alleys, dance halls and night clubs, and up to one hundred percent (100%) of the parking spaces required for a church use, may be provided and used jointly by banks, offices, and similar uses not normally open, used or operated during the same hours as those uses.
5. Where shared parking is contemplated, the applicant may be required to include parking accumulation studies as a part of the request for approval by the ~~Director of Planning and Development~~Director of Community and Economic Development. The study shall include an analysis of the parking demand for each hour over a twelve (12) to twenty-four (24) hour period for the most critical day of the week and month of the year, including the Thanksgiving to Christmas period. This shall determine the minimum number of to be provided. Based on the study submitted, if the maximum number of vehicles accumulated during a peak hour or hours for all overlapping uses exceeds the number of spaces required to be provided by this Section 4-12, shared parking shall be limited. A prorated number of shared parking spaces may be permitted based on the justification information of the study.

4-12-04-05 CONVERSION OF PARKING LOT PROHIBITED

No part of an off-road parking space required for any building or use for the purpose of complying with the provisions of this section shall be converted to any use other than parking unless additional parking space is provided to replace such converted parking space and to meet the requirements of any use to which such parking space is converted and the additional parking is approved by the ~~Director of Planning and Development~~Director of Community and Economic Development.

4-12-04-06 PARKING ON ADJACENT PROPERTIES

In lieu of locating parking spaces required by this Section 4-12 on the lot which generates the parking requirements, such parking spaces may be provided on any lot or premises owned by the owner of the parking generator within three hundred (300) feet of the property generating such parking requirements for any business, commercial or industrial use. The property owner shall present for approval by the County Attorney a properly drawn legal instrument, executed for the use of off-road parking facilities. Such instrument is to be filed and made a condition of occupancy of the building and uses.

4-12-04-07 PARKING MAY BE INCREASED OF DECREASED BY DIRECTOR

The ~~Director of Planning and Development~~Director of Community and Economic Development shall have the authority to increase or decrease the number of parking spaces required by no more than ten percent (10%) from the number required by these standards and regulations.

4-12-04-08 PARKING LOT LAYOUT

In general, parking bays shall be perpendicular to the land use they serve. Circulation patterns around parking bays can be established using angled parking, signing, or pavement marking.

4-12-04-09 PARKING SPACE SIZE

Standard parking spaces shall conform to the dimensions shown on the following table:

Angle of Parking	Stall Width ¹	Stall Length	Stall Depth	Curb Length	Two-sided Loading Width	One-sided Loading Width
0 degrees	8	23	8	23	20	12
30 degrees	8.5	20	17.4	17	20	15
45 degrees	8.5	20	20.2	12	20	15
60 degrees	9	19	21	10.4	24	20
90 degrees	9	19	19	9	24	20

¹For handicap spaces, width shall be thirteen (13) feet.

4-12-04-10 HANDICAP PARKING SPACES

Each parking lot shall contain at the least, the minimum number of handicap spaces shown in the following table:

Total Parking Spaces in Lot	Minimum Number of Accessible Spaces Required
Less than 25	1
26-50	2
51-75	3
76-100	4
101-450	5
151-200	6
201-300	7
301-400	8
401-500	9
501-600	2 percent of total spaces
Greater than 1000	20 spaces plus 1 space for every 100 spaces or fraction thereof over 1000

Parking spaces for the physically handicapped shall have a stall width of thirteen (13) feet unless the space is parallel to a pedestrian walkway. All other dimensions for the space shall be the same as those for standard parking spaces.

Handicap parking spaces shall be located as close as possible to the nearest accessible building entrance using the shortest accessible route of travel. Whenever possible, the accessible route should not cross lanes for vehicular travel.

Each handicap space shall be clearly designated as being reserved for the use of the physically handicapped with the appropriate signing and/or pavement marking.

4-12-04-11 SETBACKS

Parking lots shall be setback from road rights-of-way and from side and rear lot lines in accordance with the approved landscaping plan. ***Adopted by the BoCC on December 13, 2010**

4-12-04-12 PEDESTRIAN FACILITIES

Parking lots shall be designed to minimize conflicts between vehicles or bicycles and pedestrians. Pedestrian routes, which provide direct and convenient access through the site, should be identified and incorporated into the layout of the parking lot. To the extent practical, pedestrian improvements shall be provided within the parking lot, which collect and channel pedestrians safely through the lot, minimizing the need to use driving aisles for walkways.

Pedestrian routes shall be highly visible, incorporating design elements such as grade separation, special paving, pavement marking, or other means to clearly delineate the routes for both pedestrians and vehicles. Where pedestrian routes cross driving aisles, consideration should be given to providing pedestrian refuge areas.

Pedestrian drop-off areas shall be provided where needed, particularly for land uses serving children and the elderly. Pedestrian drop-off areas shall not be sited in any rights-of-way for public roads.

4-12-04-13 BICYCLE FACILITIES

A minimum number of bicycle parking spaces shall be provided, equal in number to five percent (5%) of the total number of automobile parking spaces provided, but not less than one (1) space. However, this requirement for bicycle parking spaces may be reduced by the ~~Director of Planning and Development~~ [Director of Community and Economic Development](#) for sites which are unlikely to be accessed by bicycles.

Bicycle parking spaces shall be located near building entrances, but not so close as to interfere with pedestrian or automobile traffic near the entrances.

Bicycle parking facilities shall be designed to allow the bicycle frame and both wheels to be securely locked to the parking structure, which shall be of permanent construction materials such as heavy gauge tubular steel permanently attached to the pavement.

4-12-04-14 DRIVE-IN FACILITIES

Drive-in facilities shall be designed to minimize interference with access and circulation on public roadways and within the parking lot. In order to accomplish this, drive-in facilities shall be located on separate routes off of the primary circulation routes for vehicles, bicycles and pedestrians, such as the sides or rear of the parking lot. Drive-in facilities shall be clearly signed and marked to provide efficient flow through the facility. Drive-in facilities shall provide adequate stacking spaces for automobiles entering and exiting the facility.

4-12-04-15 LOADING ZONES

Loading zones and service areas shall be designed to minimize interference with access and circulation on public roadways and within the parking lot. When possible, loading zones and service areas shall be located on separate routes off of the primary circulation routes for vehicles, bicycles and pedestrians, such as at the sides or rear of the building.

Accesses to parking lots, which will also be used by delivery and service vehicles, shall be designed to minimize conflicts with the movements of other vehicles, bicycles, and pedestrians. Loading zones shall meet the following requirements:

1. *Location:* No loading spaces shall be located within thirty (30) feet of road intersections nor in any required yard space.
2. *Surfacing:* All open off-road loading areas shall be surfaced with an all weather material such as concrete or asphalt designed to carry the heaviest vehicle loads commonly expected. Consideration should be given to the weight of fire and sanitation equipment as well as delivery vehicles.
3. *Repair and Service:* No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities provided in any zone district.
4. *Utilization:* Space allocated to any off-road loading space, accessory drives, or aisles, shall not be used to satisfy the space requirements for any off-road parking or trash handling facilities.
5. *Ingress and Egress:* Each required off-road loading space shall be provided with a means of unobstructed ingress and egress to an alley or onto a public road wide enough to accommodate expected vehicles. Where such ingress and egress is made into a public road, it shall be through driveways or openings, which meet required standards. Permanent wheel stops or curbing shall be provided to prevent any vehicle using the loading area from encroachment either on the required front yards, side yards, or adjacent property.
6. *Off-Road Loading Requirements:* Loading spaces shall be required for uses which normally handle large quantities of goods, including but not limited to, industrial plants, wholesale establishments, warehouses, freight terminals, hospitals and retail establishments. Off-road loading spaces may be either inside or outside the building and on the same or adjoining premises. The loading spaces shall be of sufficient size and number to allow normal loading and unloading operations appropriate to the property to be served. In no case shall the loading space hinder the movement of traffic or pedestrians. The loading spaces shall be indicated on site plans submitted for approval. The ~~Director of Planning and Development~~Director of Community and Economic Development may require one (1) or more additional loading areas if the magnitude of the use would anticipate the need for more loading or standing space. Loading berths shall be ten (10) feet by twenty-five (25) feet with fourteen (14) feet of vertical clearance. The size may be modified by the ~~Director of Planning and Development~~Director of Community and Economic Development where site or use conditions warrant changes to this standard. Generally, one (1) loading space shall be provided for every twenty-five thousand (25,000) square feet of gross floor area.

7. *Landscaping Requirements:* Loading areas shall be screened from public roads and adjacent residential property in accordance with the screening requirements of Section 4-15-08.
8. *Vehicle stacking requirements:* Vehicle stacking is the minimum required length of an on-site drive aisle necessary to allow for the movement of vehicles within a parking lot to a drive-up window service or other drive-through services without impeding the flow of traffic on-site and off-site. Stacking distance shall be measured from the point of service within a designated drive aisle. The required stacking distance may be distributed between accesses serving the site, provided a minimum stacking distance of twenty (20) feet is provided at each access point. The minimum required stacking distances shall be as follows:

Type of Facility	Stacking Distance
Drive-up bank	120 feet per window
Drive-up restaurant	200 feet per window
Drive-up liquor store	60 feet per window
Drive-up cleaners	60 feet per window
Automatic car wash	200 feet per wash line
Self-service car wash	60 feet per wash line
Service station	50 feet per service position

4-13 OPERATIONAL STANDARDS

These operational standards are designed to limit or eliminate conditions, which may negatively impact the environment and use of surrounding properties. These standards shall apply in all zone districts and to all uses of lands in Adams County.

4-13-01 LIGHTING

1. *Position of Lighting Facility:* Lighting facilities shall be arranged and positioned so no direct light or reflection creates a nuisance or hazard on any adjacent property or right-of-way. Exterior lighting shall be compatible with that of adjacent properties.
2. *Consideration of Pilots:* No lighting facility shall make it difficult for pilots to distinguish airport lights from others, result in glare in the eyes of the pilots using an aviation facility, impair visibility in the vicinity of an aviation facility or, in any way create a hazard or endanger the landing, take-off, or maneuvering of aircrafts intending to use an aviation facility.
3. *Lighting Fixtures:* All lighting fixtures shall be located so as to shield direct rays from adjoining properties. Luminaries shall be of a low level, indirect, diffused type and shall not exceed a height of greater than twenty (20) feet above finished grade.
4. *Upward Lighting:* Upward lighting for architectural, landscape or decorative purposes, shall have at least ninety percent (90%) of the total distribution pattern within the profile of the illuminated structure. Light fixtures used to illuminate flags, statues, or any other object mounted on a pole, pedestal, or platform, shall use a narrow cone beam of light not to extend beyond the illuminated object.

4-13-02 VIBRATION

Every use shall be so operated so the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point on any boundary line of the property on which the use is located except those activities typically performed as part of an agricultural operation in an Agricultural Zone District, which shall be exempt.

4-13-03 NOISE

1. The maximum permissible sound pressure levels of any continuous source of sound are established for a time period within each zone district listed. Sound pressure levels shall be measured at the property line or boundary of a public

right-of-way, at a height of at least four (4) feet above the immediate surrounding surface, on a sound level meter of standard design and operated on the “A” weighting network.

<i>Zone District</i>	<i>Day 7 AM–10 PM</i>	<i>Night 10 PM–7 AM</i>
Residential Estate (RE) Residential-1-A (R-1-A) Residential-1-C (R-1-C) Residential Two-Family (R-2) Residential Moderate Density (R-3) Residential High Density (R-4) Mobile Home Dwelling (MH) Commercial-0 (C-0) Conservation (CO) Public Lands, Parks, Open Space, and Facilities (PL)	55	50
Commercial-1 (C-1) Commercial-2 (C-2) Commercial-3 (C-3) Commercial-4 (C-4) Commercial-5 (C-5) Industrial-1 (I-1)	60	55
Agricultural-3 (A-3) Agricultural-2 (A-2) Agricultural-1 (A-1) Industrial-2 (I-2) Industrial-3 (I-3)	80	75
Other Overlay Zones	Same as Underlying Zone District	Same as Underlying Zone District
Aviation (AV) Denver International Airport (DIA)	None	None

2. *Limits of Construction Activities:* No person shall engage in outdoor construction activities in any zone district between the hours of 10 PM and 6 AM. Construction projects shall be limited to a maximum permissible noise level of 80 dBA in all zone districts. Construction activities directly connected with abatement of an emergency are excluded from this time restriction. Any construction activity which will be performed outdoors between the hours of 10 PM and 7 AM shall be required to obtain a special use permit.

4-13-04 DUST AND DEBRIS CONTROL

1. *Prohibition of Blowing Dust and Debris:* The blowing of dirt, sand, or debris from one property to an adjacent, or surrounding property, or right-of-way is not permitted. Agricultural operations in Agricultural Zone Districts are exempt from this prohibition.
2. *Prevention of Blowing Dust and Debris:* The prevention of blowing of dirt, sand, or debris may be accomplished by oiling, placement of base course, asphaltting, application of calcium chloride, watering and wetting down the area, installation of a snow fence or barrier, chiseling the ground, and/or other effective means. Agricultural operations in Agricultural Zone Districts while exempt from this requirement generally may be required to take actions where blowing dust is determined by the Tri-County Health Department or the ~~Director of Public Works~~Director of Transportation which constitutes a hazard to motorists or the public health.

4-13-05 ELECTROMAGNETIC AND ELECTRICAL INTERFERENCE

No equipment shall be operated in such a manner as to adversely ~~effect~~affect the operation of any off-premises electrical, radio or television equipment. No use may be made of land or water within the County, which will create electrical interference with navigational signals for radio communications between an aviation facility and aircraft.

4-13-06 HUMIDITY, HEAT, GLARE, SMOKE, OR RADIATION

Every use shall be operated so it does not emit any offensive, harmful, hazardous, or annoying amount of heat, glare, humidity, smoke, or radiation at any point on any boundary line of the lot on which the use is located.

4-13-07 ODOR

Every use shall be operated so it does not create a malodorous condition except those odors, which may typically be associated with an agricultural operation in an Agricultural Zone District.

4-13-08 MOVING BUILDINGS OR STRUCTURES**4-13-08-01 PERMIT REQUIRED**

No building or structure shall be moved into, within, or set down in the unincorporated area of Adams County or transported upon any public right-of-way within said area until a moving permit and a building permit have been obtained.

4-13-08-02 INSPECTION AND CONFORMANCE REQUIRED

Buildings or structures proposed to be moved shall meet all the regulations of Adams County and shall be compatible in size, structure, age, value, and general architectural design to the neighborhood in which they are proposed to be moved. A building proposed to be moved, is required to be inspected prior to being moved.

4-13-09 MOVING AND CULVERT INSTALLATION PERMIT FOR OIL AND GAS WELLS**4-13-09-01 PERMIT REQUIRED**

A Moving and Culvert Installation Permit must be obtained each time a County road is used for the transportation of a drilling rig. The names of both the Operator and Mover shall appear on the application for the permit. The ~~Director of Public Works~~ Director of Transportation must be notified of the day and time of the move prior to commencing the move. The Oil and Gas Well Inspector may temporarily postpone moves due to inclement seasonal weather conditions where road or bridge damage might occur. If a move is temporarily postponed due to inclement seasonal weather conditions, the life of the permit shall be extended for the number of days during which the move was temporarily postponed.

4-13-09-02 PERMIT WITHHELD

A Moving and Culvert Installation Permit shall be withheld unless a copy of the drilling permit issued by the State of Colorado Oil and Gas Conservation Commission and evidence of insurance is submitted by both the Operator and Mover meeting the following requirements and are submitted to the ~~Director of Public Works~~ Director of Transportation:

1. A policy of liability insurance obtained by each of the parties named on the application wherein the County shall be named as an insured party. The endorsement of Adams County as an insured party shall be obtained by each

applicant. The policy shall specify damage to County roads, bridges, and other property of the County is an insured item, with a minimum liability coverage of \$100,000 to guarantee payment for damage to any County roads, bridges, and/or property of Adams County during any moving operations and under all Moving and Culvert Installation Permits issued hereunder.

2. In lieu thereof, the applicant may request the County to substitute a letter of indemnity or self-insurability in place of a liability policy. If in the determination of the Board of County Commissioners, a letter of indemnity or self-insurability provides sufficient coverage for damages, which might occur, the substitution shall be allowed.
3. No policy or liability insurance shall be permitted to lapse, be canceled, or be withdrawn unless ten (10) days written notice from the insurance company is given to Adams County prior to any lapse, cancellation, or withdrawal. In the event of any such lapse, cancellation, or withdrawal, the Moving and Culvert Installation Permit shall be deemed canceled and no further moves shall be allowed until reinstatement of this policy of liability or letter of indemnity. The policy or letter of indemnity shall be kept valid and in force as long as the drilling rig remains in the County and until such rig leaves the County.

4-14 SIGNS AND OUTDOOR COMMERCIAL ADVERTISING DEVICES

4-14-01 PURPOSE

These sign standards are intended to provide each property owner an opportunity for effective identification while limiting the number and area of all signs permitted while maintaining the visual appearance of scenic corridors and all other areas of Adams County by avoiding clutter.

4-14-02 APPLICABILITY

These sign standards apply to all signs and attractive devices of whatever nature and wherever located, within the unincorporated portions of Adams County except off-premise signs which are regulated by Section 4-15 of these Development Standards and Regulations. All signs or attractive devices not specifically permitted or excepted by this Section ~~0-004-01~~ are prohibited.

In conjunction with these Development Standards and Regulations, the Colorado Outdoor Advertising Act, C.R.S. 43-1-401 et. seq, and the Colorado Rules and Regulations promulgated there under by the Colorado Department of Transportation shall be adhered to. Nothing in these Standards and Regulations shall be construed to allow advertising devices which are prohibited, or otherwise non-conforming with the Colorado Outdoor Advertising Act.

4-14-03 EXEMPTED SIGNS

The provisions of this Section ~~0-004-01~~ do not apply to the following, which are therefore excepted from obtaining a sign permit.

1. *Flags*: Any flag or insignia shall conform to the following limitations:
 - a. Flags shall not exceed the proportions which have been established by Presidential declaration, to wit: three feet by five feet (3' x 5') when hung from a building, or five feet by seven feet (5' x 7') when hung from freestanding flag pole. Flags larger than the specified sizes are not permitted.
 - b. Flags shall have a minimum clearance of eight feet (8') when they project over public sidewalks and fifteen feet (15') when projecting over roads.
 - c. Flags and insignia shall be maintained in a clean and undamaged condition at all times.

- d. The display of national flags and insignia shall be governed by the standard rules of international protocol.
 - e. No more than three (3) flags shall be displayed per parcel of record and shall be mounted on a single flag pole, or three (3) separate flag poles installed either on the building or adjacent to the building/use to which they are appurtenant.
 - f. No flag shall be displayed on a pole greater than twenty (20) feet in height unless otherwise required by law.
2. *Art*: Works of art not used in connection with a commercial promotion or as an advertising device.
 3. *Merchandise*: Merchandise or models of products or services, which are incorporated as an integral part of an indoor window display. Merchandise includes photographic window displays of real estate available for sale, lease or rental from a licensed real estate broker.
 4. *Signs on Vehicles*: Signs displayed on motor vehicles or trailers which are being operated or stored in the normal course of business, such as signs indicating the name of the owner or business which are located on delivery trucks, trailers and the like; provided, the primary purpose of such vehicles is not for the display of signs, and provided such vehicles are parked or stored in areas appropriate to their use as vehicles.
 5. *Cornerstones*: Cornerstones, tablets, and the like which identify the name of the building or the date of erection, when carved into stone, concrete, bronze or other permanent material and are made an integral part of a building or structure.
 6. *Menu Display Boxes*: One (1) menu display box of up to two (2) square feet is allowed for each restaurant, bar and lounge for the purpose of displaying menus. A permit shall be obtained for menu display boxes larger than two (2) square feet, and the exceeding two (2) square feet shall be counted against the total allowable sign area.
 7. *Small Signs*: Signs not legible beyond the boundaries of the lot or parcel upon which they are located, or from any public right-of-way.
 8. *Interior Signs*: Signs displayed within the interior of a building, which are not legible from the exterior of the building.
 9. *Address Numbers*: Address numbers, provided they do not exceed five (5) square feet in area.
 10. *Single-family and Two Family Residential Signs*: Non-illuminated wall-mounted signs for single-family and two-family uses which do not exceed three (3) square feet in area and non-illuminated freestanding signs no more than five (5) feet in height and three (3) square feet in area.

11. *Pennants*: Strings of flags, pennants, and streamers shall be permitted and shall not require a sign permit for properties in the C-4 and C-5 Zone Districts which have frontage on a road in the state highway system, excluding the interstate system.
12. *Official Notices and Warning Signs*: Official notices erected by the government, public utility companies, or construction companies to warn of danger or hazardous conditions, including signs indicating the presence of underground cables, gas lines, or similar devices. These signs shall not be legible from the property line unless required to be larger by Federal, State, or local laws. This includes signs in the right-of-way which comply with the current Manual on Uniform Traffic Control Devices (MUTCD) published by the Federal Highway Administration to control traffic, identify roads, warn of danger, or are otherwise required by Federal, State, or local laws.
13. *Temporary Signs*: All temporary signs shall meet the following requirements:
 - a. Election Signs:
 - i. Shall only be placed on private property thirty (30) days before the Primary Election and shall be removed within ten (10) days after the General Election to which they pertain by the person or organization that placed the signs or by the property owner of the property on which the sign is located.
 - ii. The maximum size of any election sign shall be thirty-two (32) square feet.
 - iii. The maximum number of signs shall be limited to one (1) sign for parcels one (1) acre or less and one (1) sign per two hundred (200) feet of street frontage for parcels greater than one (1) acre for each candidate or ballot issue.
 - iv. Signs shall be placed on private property, outside any right-of-way, County-owned property, or easement and shall be placed to avoid any sight obstruction for traffic safety.
 - v. Shall not be illuminated.
 - b. Real Estate Signs:
 - i. Shall advertise the sale or rental of the property on which the sign is located.
 - ii. The maximum size of any real estate sign shall be thirty-two (32) square feet.
 - iii. The maximum number of signs shall be limited to one (1) sign for parcels one (1) acre or less and one (1) sign per street frontage for parcels greater than one (1) acre.

- iv. Signs shall be placed on private property, outside any right-of-way or easement and shall be placed to avoid any sight obstruction for motorists, cyclists and pedestrians.
- v. Shall not be illuminated.
- c. Other Temporary Signs:
 - i. The maximum sign size shall be thirty-two (32) square feet.
 - ii. One (1) temporary sign may be displayed for a period not to exceed fourteen (14) consecutive days, a maximum of two times per calendar year for each lot or parcel. For properties with more than one unit or tenant, each unit or tenant may display one (1) temporary sign for a period not to exceed fourteen (14) consecutive days, a maximum of two times per calendar year. For properties with more than one unit or tenant, no more than five (5) temporary signs shall be displayed on a property at any given time.
 - iii. Signs shall be placed on private property, outside any right-of-way or easement and shall be placed to avoid any sight obstruction for motorists, cyclists and pedestrians.
 - iv. Banners, balloons and/or flags may be used for a period of time not to exceed fourteen (14) consecutive days in any calendar year to promote a special event.
 - v. Signs associated with an approved Temporary Use Permit shall be allowed for the duration of the permit. Signs associated with a Special Use Permit shall be considered permanent signs and are required to obtain a sign permit and a building permit.
 - vi. Shall not be illuminated.
- 2. Changing copy on the face of a sign, display encasement, marquee, or maintenance where no structural changes are made, or changing the interchangeable letters on signs designed for use of interchangeable letters does not require a sign permit.
- 3. Notices posted by governments for public hearings do not require a sign permit.

4-14-04 PROHIBITED SIGN TYPES

Any sign or attractive device not specifically authorized by this Section ~~0-004-01~~ is prohibited unless required by law. The following are examples of signs, conditions, and other attractive devices which are prohibited:

- 1. Any sign or attractive device located within, on, or projecting over a property line which borders a public or private road, highway, alley, lane, parkway, avenue, road, sidewalk, easement, or other right-of-way, except as provided in this Section ~~0-004-01~~.

2. Any sign which would create a sight obstruction for traffic or create a hazard for motorists, cyclists, or pedestrians.
3. Any sign or attractive device attached to any public utility pole or structure, road light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, or other location on public property, except as provided herein.
4. Any sign or attractive device placed, which by reason of its location, will obstruct the view of any authorized traffic sign, signal or other traffic control device or which by reason of shape, color, or position interferes with or could be confused with any authorized traffic signal or device.
5. Any sign or attractive device which is placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way required by the building and fire codes as adopted by Adams County.
6. Any sign or attractive lighting device, whether on the exterior of the building, or on the inside of a window which is visible beyond the boundaries of the lot or parcel, or from any public right-of-way, with intermittent, flashing, rotating, scintillating, blinking, or strobe light illumination.
7. Any sign or attractive lighting device with exposed incandescent, metal halide, fluorescent light bulbs, or other exposed light source.
8. Any sign or attractive device which emits audible sound, odor, smoke, steam, laser or hologram lights, or other visible matter, including any sign which employs any stereopticon, or motion picture projection.
9. Any sign which includes animated images or graphics, scrolling messages, or video moving images similar to television images.
10. Any sign or attractive device animated by any means, including fixed aerial displays, balloons, pennants, including strings of flags, streamers or devices affected by the movement of the air, and inflatable signs or inflated devices, except as provided for in Sections 4-05 and 4-14-03 of these Development Standards and Regulations.
11. Any sign or attractive device with movement of the sign body such as rotating, moving up and down or any other type of action involving a change in position of the sign body or segment thereof, whether by mechanical or any other means.
12. Any banner, temporary, or portable sign or attractive device including, but not limited to: sandwich, A-frame, tire rim or hand-held sign, animated sign or costumed character, stuffed animal, vehicle used as a sign or sign structure, string of lights arranged in the shape of a product, an arrow, or any commercial message with the exception of holiday decorations except as provided for in this Section 4-14.
13. Any sign or attractive device mounted, attached or painted on a trailer, boat, or motor vehicle when parked, stored, or displayed conspicuously on the

public right-of-way or private premises in a manner intended to attract attention of the public for advertising purposes.

14. Any sign or attractive device painted, attached or mounted on fuel tanks, outdoor storage containers and/or solid waste receptacles or their enclosures.
15. Any roof sign or roof mounted attractive device.
16. Any sign or attractive device which includes search lights or beacons.
17. Auditory commercial messages or music.
18. Any sign or attractive device unlawfully erected or maintained.
19. Any sign considered graffiti pursuant to the definition in Chapter 11.

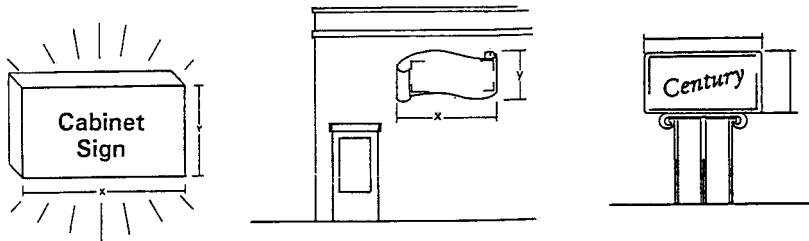
4-14-05 GENERAL SIGN REQUIREMENTS

4-14-05-01 SIGN AREA MEASUREMENT

The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof which will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the back drop or structure against which it is placed, but not including any supporting framework, bracing, or other decorative fence or wall when such fence or wall otherwise conforms to these regulations and is clearly incidental to the display itself. For canopy signs, if the canopy is back-lit, the entire canopy area shall be used to determine sign area.

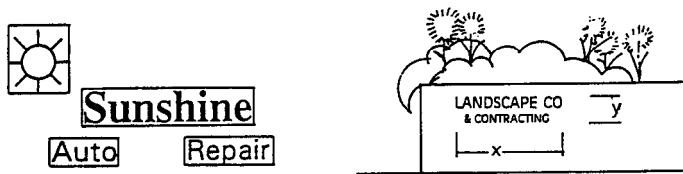
4-14-05-01-01 SIGN COPY WITH BACKGROUND

Sign copy mounted, affixed, or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy, is measured by the area contained within the sum of the smallest rectangle(s) which will enclose both the sign copy and the background.



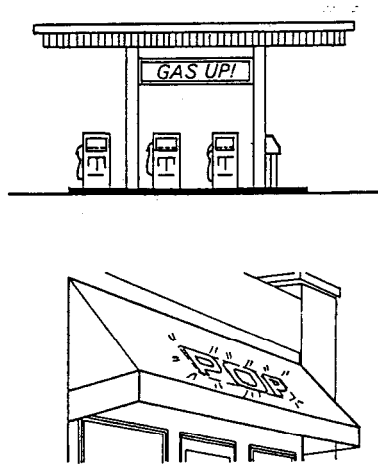
4-14-05-01-02 **INDIVIDUAL LETTERS**

Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured, or otherwise altered to provide a distinctive background for a sign copy, is measured as a sum of the smallest rectangle(s) which will enclose each word and each graphic in the total sign.



4-14-05-01-03 **ILLUMINATED SIGNS**

Sign copy mounted, affixed, or painted on an illuminated surface or illuminated element of a building or structure, is measured as the entire illuminated surface or illuminated element, which contains sign copy. Such elements may include, but are not limited to lit canopy fascia signs, spanner board signs, and/or interior lit awnings.

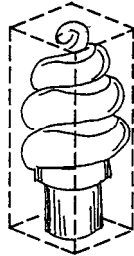


4-14-05-01-04 **MULTI-FACED SIGNS**

Multi-faced signs are measured as a total of all sign faces. However, when two (2) sign faces are placed back to back so that both faces cannot be viewed from any one (1) point at the same time, and when such sign faces are part of the same sign structure and are not more than twenty-four (24) inches apart, the sign area shall be computed by the measurement of one (1) of the faces. If the sign area of the faces is not equal, computation will be based on the larger of the two (2) sign faces.

4-14-05-01-05 **SCULPTURAL SIGNS**

Spherical, free-form, sculptural, or other non-planar sign areas are seventy-five percent (75%) of the sum of the areas using only the four (4) vertical sides of the smallest four-sided polyhedron which will encompass the sign structure. Signs with greater than four (4) faces are prohibited.

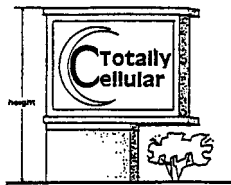


4-14-05-02 SIGN HEIGHT MEASUREMENT

The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of (1) existing grade prior to construction or (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed based on the elevation of the base of the sign being equal to the elevation of the nearest point of the crown of the adjacent public road or the grade of the land at the principal entrance to the principal structure on the lot, whichever is higher.

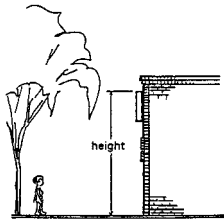
4-14-05-02-01 FREESTANDING SIGNS

Sign height is the distance measured from grade at the base of a sign to the topmost portion of a sign, excluding decorative embellishments. The height of any monument sign base or other structure erected to support or adorn the sign is measured as part of the sign height.



4-14-05-02-02 **BUILDING MOUNTED SIGNS**

The height of wall, fascia, mansard, parapet or other building mounted signs is the vertical distance measured from the base of the wall on which the sign is located to the top of the sign or sign structure.



4-14-06 **TYPES AND AREAS OF PERMANENT SIGNS**

4-14-06-01 **SIGN PERMIT AND BUILDING PERMIT REQUIREMENTS**

A sign permit shall be required to display, erect, relocate, or alter any sign. All applications for sign permits to display, erect, relocate, or alter any sign shall be submitted to the ~~Director of Planning and Development~~Director of Community and Economic Development on an application form published by the ~~Director of Community and Economic Development~~Director of Planning and Development. The application shall be accompanied by an elevation drawing of the sign as well as a site plan depicting the location of the sign on the property and applicable fees.

A building permit shall be required to display, erect, relocate, or alter any sign in accordance with the building code as adopted by Adams County. All applications for building permits to display, erect, relocate, or alter any sign shall be submitted to the Director of ~~Community and Economic Development~~Public Works on an application form published by the Director of ~~Public Works~~Community and Economic Development. The application shall be accompanied by all required submittals including, but not limited to, those materials required by the building code as adopted by Adams County.

4-14-06-02 **CRITERIA FOR ISSUANCE OF A SIGN PERMIT**

Any application for a sign permit to place or construct a sign may be issued only upon finding the sign meets the following criteria:

1. The size, height, design, location, duration, and characteristics of each sign shall comply with the standards in this Section 4-14.

2. Any light used to illuminate a sign shall be arranged to reflect light away from nearby residential properties and away from the vision of passing motorists. Internal illumination is encouraged.
3. Only those signs which identify a legal, principal use on the same lot with the sign shall be permitted, except off-site directional signs, which shall comply with the off-site directional sign requirements in this Section 4-14.
4. All signs shall be located completely within an enclosed sign cabinet (except individual letters or graphics against a wall, fascia, or parapet of a building or surface of another structure as allowed by these regulations, that has been painted, textured, or otherwise altered to provide a distinctive background for a sign copy) or other approved method by the [Director of Community and Economic Development](#)~~Director of Planning and Development~~.

4-14-06-03 ELECTRONIC SIGN STANDARDS*

4-14-06-03-01 DEFINITION OF ELECTRONIC SIGN*

An electronic sign is a sign which displays electronic static images, static graphics, or static pictures, with or without textual information. Such a sign may be changed or altered by electronic means on a fixed display screen composed of a series of lights including light emitting diodes (LED's), fiber optics, light bulbs, or other illumination devices within the display area where the message is displayed.

All electronic on-premise signs shall only contain information and/or advertising for goods and services specifically available on site. Any advertising for goods and services not located on the site shall conform to the off-premise (billboard) regulations.

4-14-06-03-02 ELECTRONIC SIGN RESTRICTIONS*

An electronic sign is permitted to be incorporated into a permanent freestanding or permanent wall sign subject to the following restrictions:

1. *Duration of Message:* Each message displayed shall remain motionless for a minimum of four (4) seconds, with ten (10) seconds optimal. All such signs shall have a default mode to prevent the display from malfunctioning in a flashing or intermittent fashion.
2. *Transition of Message:* Each message shall transition to the next message instantaneously.

*Electronic Sign Regulations were adopted by the Board of County Commissioners on May 3, 2010

3. *Prohibited Electronic Signs:* Any sign or attractive device which includes animated images or graphics, scrolling messages, video, moving images similar to television images, emits audible sound, employs stereopticon, or includes motion picture projection. Any sign or attractive device which displays its message or portion thereof for less than four (4) seconds before a change occurs shall be considered flashing or intermittent.
4. *Brightness / Luminance:* Electronic signs shall be equipped with and employ the use of light monitors and controls that allow sign brightness to automatically adjust to outside conditions. Electronic signs shall not exceed a maximum of 150 foot-candles during nighttime hours from sunset to sunrise. A foot-candle is a unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot. Foot-candles shall be measured a maximum of two hundred (200) feet from the sign.

4-14-06-04 FREESTANDING SIGN STANDARDS

4-14-06-04-01 **DEFINITION OF FREESTANDING SIGN**

A freestanding sign is a sign which is erected or mounted on its own self-supporting permanent structure or base detached from any supporting elements of a building.

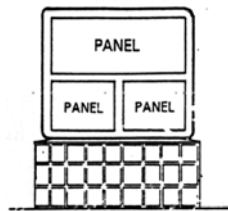
4-14-06-04-02 **FREESTANDING SIGN RESTRICTIONS**

Freestanding signs are permitted subject to the following restrictions:

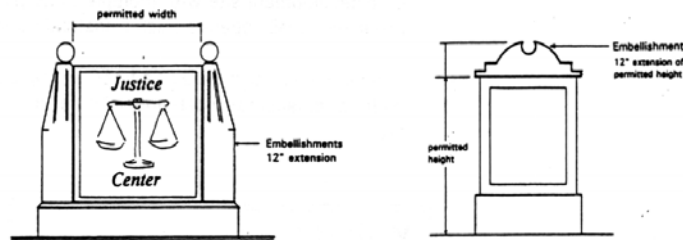
1. *Number of Freestanding Signs:* One (1) freestanding sign is permitted for lots or parcels with zero (0) feet to four hundred ninety-nine (499) feet of street frontage; one (1) additional freestanding sign is permitted for lots or parcels with five hundred (500) feet of street frontage or more.
2. *Sign Design:* The permanent sign base of a freestanding sign shall be reviewed at the time of a sign and/or building permit submittal.
3. *Sign Landscaping:* A landscaped area located around the base of the sign equal to two and one-half (2.5) square feet for each square foot of sign area, is required for all freestanding signs. The landscaped area shall contain living landscape material consisting of shrubs, and/or perennial ground cover plants placed throughout the required landscaped area having a spacing of not greater than three (3) feet on center. Where appropriate, deciduous or evergreen

trees shall be planted in a manner, which frames or accents the sign structure.

4. *Number of Sign Panels:* A freestanding sign may consist of more than one (1) sign panel provided all such sign panels are consolidated into one common integrated sign structure. In the event a sign is installed which does not utilize the maximum sign area permitted, any supplemental additions shall conform within, and be compatible with the existing sign structure.



5. *Embellishments:* Freestanding sign structures may extend above the allowable height and/or permitted horizontal dimension for the purposes of sign structure enhancement or embellishment, provided such extension does not exceed a maximum of twelve (12) inches on any side.



6. *Setback:* The leading edge of any freestanding sign is required to be set back a minimum of eight (8) feet from the front property or right-of-way line, and a minimum of fifteen (15) feet or the height of the sign from any side or rear lot line, whichever is greater.
7. *Sign Height:* The maximum height of any freestanding sign shall be thirty-six (36) feet for signs in the C-3, C-4, and C-5 Zone Districts, twenty-five (25) feet for signs in the A-1, A-2, A-3, C-0, C-1, C-2, I-1, I-2, and I-3 Zone Districts, and twelve (12) feet for signs in the R-3, R-4, M-H, CO, and PL Zone Districts. For uses permitted by Conditional Use Permit, Special Use Permit, Temporary Use Permit or legal, non-conforming uses, the ~~Director of Planning and Development~~ Director of Community and

- Economic Development shall determine which sign height allowance best suits the use. In making this determination, the ~~Director of Planning and Development~~Director of Community and Economic Development shall find one or more of the following:
- 1) The proposed sign height is compatible with the surrounding area;
 - 2) The type of use and associated sign height is more consistent with a different Zone District;
 - or 3) The Zone District where the use is a principally permitted use is more consistent for the basis of sign height.
8. *Sign Area*: The maximum area of any freestanding sign face shall be one-hundred-sixty (160) square feet for signs in the C-3, C-4, and C-5 Zone Districts, one hundred (100) square feet for signs in the A-1, A-2, A-3, C-0, C-1, C-2, I-1, I-2, and I-3 Zone Districts, and forty (40) square feet for signs in the R-3, R-4, M-H, CO, and PL Zone Districts. For uses permitted by Conditional Use Permit, Special Use Permit, Temporary Use Permit, or legal, non-conforming uses, the ~~Director of Planning and Development~~Director of Community and Economic Development shall determine which sign area allowance best suits the use. In making this determination, the ~~Director of Planning and Development~~Director of Community and Economic Development shall find one or more of the following: 1) The proposed sign area is compatible with the surrounding area; 2) The type of use and associated sign area is more consistent with a different Zone District; or 3) The Zone District where the use is a principally permitted use is more consistent for the basis of sign area.
9. *Clearance*: No freestanding sign shall project over any sidewalk, private drive, parking lot, or public road.
10. *Sight Distance Triangle*: Freestanding signs are prohibited in the sight distance triangle as calculated in Chapter 7 of these regulations.
11. *Subdivision Signs*: Permanent subdivision or neighborhood identification signs for neighborhoods which have adopted an Adams County Neighborhood Plan shall be constructed of brick, or other approved material by the Director of Community and Economic Development ~~Director of Planning and Development~~ and reviewed as part of a new subdivision and/or sign permit request. Subdivision or neighborhood identification sign(s) shall not exceed forty (40) square feet in area and shall not exceed twelve (12) feet in height. All subdivision or neighborhood identification signs shall be setback a minimum of eight (8) feet from the front property line and a distance equal to the height of the sign from the side and rear property lines. All subdivision or

neighborhood identification signs on the same side of a road or highway shall be separated by a minimum of one thousand three hundred twenty (1,320) linear feet. All subdivision or neighborhood identification signs shall be maintained by a home owners association, lot owners association, or other County approved management entity. Permanent subdivision or neighborhood identification signs shall also conform to the sign landscaping, clearance, and sight distance triangle provisions of this Section 4-14-06-03-02.

4-14-06-05 BUILDING MOUNTED SIGNS

4-14-06-05-01 DEFINITION OF BUILDING MOUNTED SIGN

A building mounted sign is a sign, which is attached to any supporting elements of a building. Building mounted signs include canopies, marquees, projecting, suspended, wall, and window signs.

4-14-06-05-02 BUILDING MOUNTED SIGN RESTRICTIONS

Building mounted signs are permitted subject to the following restrictions:

1. *Total Number of Signs:* No more than one (1) building mounted sign shall be permitted per frontage or commercial/industrial user in the A-1, A-2, A-3, R-3, R-4, M-H, C-0, C-1, C-2, C-3, C-4, C-5, I-1, I-2, I-3, CO, and PL Zone Districts.
2. *Projecting and Suspended Signs:* Projecting and suspended signs which extend less than four (4) feet and are hung at least six (6) inches away from the building, and clear the sidewalk by at least eight (8) feet in height are permitted. Such signs are permitted to be placed perpendicular to the building face or corner of the building. Projecting and suspended signs are limited to one (1) sign not to exceed sixteen (16) square feet per business and do not count against the total number of permitted building mounted signs. Projected and suspended signs are counted against the total building mounted sign area.
3. *Building-Mounted Sign Placement:* No building mounted signs are permitted at a location higher than the second story sill level, or on or above the cornice line of any building. Sign copy on decorative awnings on second story windows shall not be permitted.
4. *Awning/Canopy Signs:* Awning/canopy signs may be used in lieu of projecting signs, and may be used in coordination with flush mounted wall signs. Awning and canopy signs shall be counted as

- a building mounted sign and shall be limited in area as a building mounted sign.
5. *Building Wall Painting*: Graphics painted directly on the building when the wall surface already has been painted and is presently painted in a uniform manner, are permitted. Signs proposed on unpainted rock or brick are not permitted. Historic ghost graphics shall not be defaced or obscured. Building wall painted signs are counted against the total building mounted sign area.
 6. *Sign Area*: The maximum total area of all building mounted signs shall be fifteen percent (15%) of the building wall area on which the sign(s) is(are) placed for signs in the C-3, C-4, and C-5 Zone Districts, five percent (5%) of the building wall area on which the sign(s) is(are) placed for signs in the A-1, A-2, A-3, C-0, C-1, C-2, I-1, I-2, and I-3 Zone Districts, and forty (40) square feet for signs in the R-3, R-4, M-H, CO, and PL Zone Districts. For uses permitted by Conditional Use Permit, Special Use Permit, Temporary Use Permit or legal, non-conforming uses, the Director of Community and Economic Development~~Director of Planning and Development~~ shall determine which sign area allowance best suits the use. In making this determination, the Director of Community and Economic Development~~Director of Planning and Development~~ shall find one or more of the following: 1) The proposed sign area is compatible with the surrounding area; 2) The type of use and associated sign area are more consistent with a different Zone District; or 3) The Zone District where the use is a principally permitted use is more consistent for the basis of sign area.
 7. *Window Signs*: Window signs shall not exceed fifteen percent (15%) of the total window area per building face. Window signs are counted against the total building mounted sign area. Window signs or attractive devices shall be placed so as not to prevent or inhibit free ingress to or egress from any window, door, or any exit way required by the building and fire codes as adopted by Adams County.
 8. *Clearance*: Building mounted signs shall be located so there is a minimum of nine (9) feet of vertical clearance over any sidewalk, private drive, or parking lot and twelve (12) feet of vertical clearance over any public road.

4-14-07 OFF-SITE DIRECTIONAL SIGN**4-14-07-01 PERMITTED BY SPECIAL USE PERMIT**

An off-site directional sign may be established to advertise a business, commodity, service, campaign, drive, residential development, or special event located within one thousand (1,000) feet of the property on which the sign is placed upon the issuance of a Special Use Permit, sign permit, and building permit.

4-14-07-02 LIMITATIONS

All off-site directional signage shall meet the following requirements:

1. *Support:* All off-site directional signage shall be wall mounted or supported by not more than one (1) pole or support.
2. *Maximum Size and Use Categories Allowed:* Off-site directional signage shall be limited to twenty (20) square feet per face in the commercial and industrial use categories.
3. *Maximum Height:* Off-site directional signage shall be limited to twenty (20) feet above the grade of the right-of-way on which the sign fronts.
4. *Number of Signs:* Off-site directional signage shall be limited to one (1) single or double faced sign per lot.
5. *Separation:* The minimum distance between each off-site directional sign on the same side of a road or highway shall be eight hundred (800) linear feet. The minimum distance between an off-site sign and any other permitted sign shall be one hundred (100) feet.
6. *Setbacks:* The minimum setback requirements shall be consistent with minimum setback requirements for all signs in the commercial and industrial use categories.
7. *Number per Business:* A maximum of two (2) off-site directional signs are allowed for the business being advertised via the off-site directional signage. These two (2) signs shall not be located on the same lot.
8. *Illumination:* Off-site directional signs may be illuminated.
9. *Counted Toward Allowable Signage:* Off-site directional signs shall be counted towards the maximum number of freestanding signs permitted on the lot on which it is located.
10. *Permits Required:* Before any off-site directional sign is erected, a Special Use Permit and a sign permit shall be issued by the Director of Community and Economic Development~~Director of Planning and~~

~~Development~~ and a building permit shall be issued by the ~~Director of~~
~~Public Works~~Community and Economic Development.

4-15 OFF-PREMISE SIGN (BILLBOARD)

Off-premise signs are permitted with an approved Conditional Use Permit in the C-5, commercial zone district and permitted with an approved Conditional Use Permit in the industrial zone districts. All off-premise signs shall meet the standards contained in this Section 4-15.

A Conditional Use Permit or a Major Amendment to an existing Conditional Use Permit or Planned Unit Development shall be required to display, erect, relocate, or alter any off-premise sign excluding indirect lighting traditionally used and attached to a sign, but not internally located.

In conjunction with these Development Standards and Regulations, the Colorado Outdoor Advertising Act, C.R.S. 43-1-401 et. seq, and the Colorado Rules and Regulations promulgated thereunder by the Colorado Department of Transportation shall be adhered to. Nothing in these Standards and Regulations shall be construed to allow advertising devices which are prohibited, or otherwise non-conforming with the Colorado Outdoor Advertising Act.

4-15-01 MAXIMUM NUMBER OF SIGNS

Only one (1) two-faced off-premise sign shall be permitted per lot.

4-15-02 MAXIMUM SIZE

No off-premise sign shall exceed three hundred (300) square feet per face.

4-15-03 MAXIMUM HEIGHT AND MINIMUM CLEARANCE

No off-premise sign shall exceed forty (40) feet in height. Height shall be determined as the distance from the grade of the right-of-way on which the sign fronts to the top of the sign including all projections. If located within one thousand (1,000) feet of an intersection of two (2) or more public rights-of-way, the lowest point of the sign face(s) shall be at least eight (8) feet above the ground.

4-15-04 ELECTRONIC SIGN STANDARDS***4-15-04-01 DEFINITION OF ELECTRONIC SIGN***

An electronic sign is a sign which displays electronic static images, static graphics, or static pictures, with or without textual information. Such a sign may be changed or altered by electronic means on a fixed display screen composed of

a series of lights including light emitting diodes (LED's), fiber optics, light bulbs, or other illumination devices within the display area where the message is displayed.

4-15-04-02 ELECTRONIC SIGN RESTRICTIONS*

An electronic sign is permitted to be incorporated into an off-premise sign subject to the following restrictions:

1. *Duration of Message:* Each message displayed shall remain static for a minimum of four (4) seconds, with ten (10) seconds optimal. All such signs shall have a default mode to prevent the display from malfunctioning in a flashing or intermittent fashion.
2. *Transition of Message:* Each message shall transition to the next message instantaneously.
3. *Prohibited Electronic Signs:* Any sign or attractive device which includes animated images or graphics, scrolling messages, video, moving images similar to television images, emits audible sound, employs stereopticon, or includes motion picture projection. Any sign or attractive device which displays its message or portion thereof for less than four (4) seconds before a change occurs shall be considered flashing or intermittent.
4. *Brightness / Luminance:* Electronic signs shall be equipped with and employ the use of light monitors and controls that allow sign brightness to automatically adjust to outside conditions. Electronic signs shall not exceed a maximum of 150 foot-candles during nighttime hours from sunset to sunrise. A foot-candle is a unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot. Foot-candles shall be measured a maximum of two hundred (200) feet from the sign.

4-15-05 OTHER LIMITATIONS

All off-premise signs shall meet the following requirements:

1. All off-premise signs on the same side of a road or highway shall be separated by a minimum of two thousand (2,000) linear feet.
2. The minimum right-of-way and property line setback requirements shall be equal to the height of the billboard as measured from the leading edge of the base of the sign pole. Variations in the setback requirement may be granted with the issuance of a Conditional Use Permit.
3. Setbacks from residentially zoned or used property: Not applicable.

*Electronic Sign Regulations were adopted by the Board of County Commissioners on May 3, 2010

4. All off-premise signs may be illuminated.
5. Off-premise signs which contain, include, or are illuminated by a changeable message including electronic, digital, LED, fiber optics, light bulbs, or other illumination devices are allowed and shall remain motionless for periods not less than four (4) seconds, with ten (10) seconds optimal. A Conditional Use Permit, Major Amendment to an existing Conditional Use Permit or Planned Unit Development shall be required prior to installing any electronic means to any off-premise sign.
6. Where an off-premise sign has two (2) faces these faces shall be back to back and shall not be more than three and one half (3.5) feet from one another.
7. Before any off-premise sign is erected, a building permit must be approved and issued by the Director of Community and Economic Development ~~Director of Public Works~~.

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4-15-06 OTHER USES

An off-premise sign may be classified as a principal or accessory use on the property.

4-15-07 REVIEW PROCESS

The review process for an off-premise sign is as follows:

1. The applicant submits a Conditional Use Permit application to the Adams County ~~Planning and Development Department~~ Community and Economic Development Department.
2. If the Conditional Use Permit is approved by the Board of County Commissioners, the applicant submits a sign permit application and a Roadside Sign Permit Application from the Colorado Department of Transportation, if applicable, to the Adams County ~~Planning and Development Department~~ Community and Economic Development Department.
3. The Adams County ~~Planning and Development Department~~ Community and Economic Development Department reviews the sign permit application for compliance with the Development Standards and Regulations and executes the local jurisdiction approval section of the Roadside Sign Permit Application.
4. If approved by Adams County, the applicant submits the issued sign permit as well as the executed Roadside Sign Permit Application to the Colorado Department of Transportation.
5. Once the Colorado Department of Transportation has issued a Roadside Advertising Permit, the applicant returns the sign permit and Roadside

Advertising Permit to Adams County for review, approval, and issuance of a building permit.

4-15-08 ADVERTISING BANNER (HORIZONTAL BILLBOARD)

An Advertising Banner is an ‘off-premise sign’, horizontal to the ground and of sufficient size to be seen by air passengers either landing or departing Denver International Airport. It must not be legible to the general public at ground level and is solely intended to be viewed by air passengers.

All Advertising Banners shall meet the standards contained in this Section 4-15.

Advertising Banner may be approved by issuance of an approved Conditional Use Permit (CUP) by the Board of County Commissioners. In addition to the general performance standards for Advertising Banners the Board of County Commissioners may impose additional condition, and/or conditions precedent in order to mitigate negative externalities associated with the location or operation of the advertising banner to ensure compatibility with the surrounding area.

4-15-09 LOCATION

Advertising Banners are permitted with an approved Conditional Use Permit in the A-3, agriculture zone district. Advertising Banners are permitted within a five (5) mile perimeter of Denver International Airport. In addition, advertising banners may be located within the area delineated by the Adams County Board of County Commissioners. All Advertising Banners shall be separated by a minimum of two thousand (2,000) linear feet.

4-15-10 MAXIMUM SIZE OF AN ADVERTIZING BANNER AND MINIMUM SIZE OF PROPERTY

The area of an Advertising Banner shall be a maximum of ten (10) acres. An Advertising Banner shall not be located on A-3 zoned property which is less than two and a half (2.5) acres in size.

4-15-11 MAXIMUM HEIGHT OF AN ADVERTIZING BANNER

The maximum height of an Advertising Banner shall be a maximum of six (6) feet.

4-15-12 OTHER LIMITATIONS

All Advertising Banners shall meet the following requirements:

1. The minimum setback requirements for Advertising Banners shall be consistent with the minimum setback requirements of the A-3 Zone District.
2. An Advertising Banner shall not be legible from adjacent public roadways, freeways or adjacent properties. Where the property on which an Advertising Banner is located fronts a public roadway and the Advertising Banner is attached to the ground, the Advertising Banner shall be screened from the public roadway by a wood or brick screen fence, a minimum of six (6) feet high, along the portion of the Advertising Banner that is adjacent to the public roadway. No Advertising Banner may be located within five hundred (500) feet of a residentially zoned or used property (measured from the property line to the leading edge of an Advertising Banner) unless a waiver is obtained from the affected property owner(s) and the waiver is recorded with the Adams County Clerk and Recorder.
3. Advertising Banners may be illuminated provided that such illumination (1) shall not present a hazard to pilots of any type of aircraft, (2) is not directed upward, and (3) has been approved by the County. The FAA and DIA will be important referral agencies and their comments will be considered by the Board of County Commissioners in their decision regarding the issuance of a Conditional Use Permit.
4. Before any Advertising Banner is erected, a building permit and a sign permit must be approved and issued by the County.
5. Advertising Banners shall be made of a non-reflective, flame- retardant material (i.e. mesh) as approved by the County. The FAA and DIA will be important referral agencies and their comments will be considered by the Board of County Commissioners in their decision regarding the issuance of a Conditional Use Permit.
6. Advertising Banners shall be securely fastened to the ground and/or an appropriate support structure shall be constructed to County specifications.
7. Advertising Banners shall be constructed of material which does not allow collection of rainwater or other significant amounts of precipitation which may cause a nuisance to aircraft pilots.

4-15-13 OTHER USES

Once an Advertising Banner is established on a lot, all other use or accessory use of the lot shall cease and no use or accessory use shall be established until such Advertising Banner is removed from the property.

4-16 LANDSCAPING

4-16-01 PURPOSE

The purpose of this Section 4-16 is to provide landscaping and performance standards which:

1. Enhance and promote a unique image for Adams County.
2. Protect the public health, safety and welfare by:
 - a. Increasing parking lot traffic safety by guiding the circulation of cars and people and lowering traffic speeds;
 - b. Minimizing noise, air, water and visual pollution;
 - c. Screening and buffering incompatible land uses;
 - d. Reducing the amount of reflected glare and heat absorbed in and around developments;
 - e. Breaking up large expanses of parking lots;
 - f. Preserving property values and neighborhood characteristics by lessening the impacts of potentially incompatible uses; and
 - g. Providing screening from wind.
3. Conserve water resources by:
 - a. Promoting the use of xeriscaping and drought-tolerant native plantings; and
 - b. Promoting the utilization of stormwater detention as an irrigation source.
4. Ensure landscaping is an integral part of the site design and development process.

4-16-02 SCOPE

Development which satisfies one (1) of the following criteria shall be exempt from this section:

1. Agricultural uses.
2. Submitted or approved plans, building permits and/or development existing prior to the effective date of this Section shall comply with the regulations which were in effect at the time of approval.

The provisions of this article shall apply to development, which meets one (1) of the following and is not exempt:

1. All new development which has not applied for a building permit before the effective date of this Section; or
2. Existing development which requires a change in use permit as determined within the Change in Use Section of Chapter 4. ***Adopted by the BoCC on December 13, 2010**

4-16-03 CONFORMANCE OF LANDSCAPE MATERIALS

All landscape materials shall conform to these standards and regulations. All landscape materials shall be healthy and compatible with the local climate and the site soil characteristics, drainage, and water supply.

4-16-04 PROHIBITED LANDSCAPING

No artificial trees, plants, or turf shall be used as a landscape material. Areas for cultivation of crops or pasture shall not be considered landscaped. No noxious weeds, as defined by the Colorado Department of Agriculture, will be permitted in any area designated for landscaping.

4-16-05 LANDSCAPING INSTALLATION AND CERTIFICATE OF OCCUPANCY

All required landscaping and buffering shall be installed prior to issuance of a Certificate of Occupancy. If weather conditions necessitate a delay in installation of landscaping, a Certificate of Occupancy may be issued only if collateral is filed with the County in an amount designated by the Director of Community and Economic Development~~Director of Planning and Development~~, along with a schedule of completion, and a development agreement. The amount of the collateral will reflect one-hundred-twenty-five percent (125%) of the estimated cost of purchasing and installing the landscaping. In eastern Adams County, single-family residential land uses are not required to install landscaping and no landscaping is required for commercial and industrial land uses, which are serviced exclusively by wells and which are restricted by the Colorado Division of Water Resources to inside use only. In addition, xeriscaping is encouraged in all areas of the County.

4-16-06 LANDSCAPING PLAN REQUIRED

A landscaping plan shall be required as a condition of building permit approval. The Director of Community and Economic Development ~~Director of Planning and Development~~ shall determine if the plan meets the requirements of these standards and regulations. At a minimum, a landscaping plan shall contain the following items:

1. Scale - written and graphic;

2. North arrow;
3. Existing plant material, if applicable;
4. Plants to be removed or relocated, if applicable;
5. Existing and proposed structures, overhangs, and pavings, if applicable;
6. Planting details specifying mulching materials;
7. Details of berms, walls, or any other structural buffering device if required by these standards and regulations;
8. Title block with name of project, name of person preparing plan and date;
9. A written statement describing type of irrigation system proposed;
10. Plant schedule showing the following:
 - a. Number and location of plants of each species;
 - b. Plant name (common name, botanical name and variety name); and
 - c. Size and condition of plants - size be expressed in terms of size of container, height of plant, or caliper of tree; condition to be expressed in terms of size of container, ball and burlap, and/or bare root plant division (list shall be divided according to trees, shrubs and ground covers, and turf types).
11. Cost estimate including materials and cost of installation, when installation of landscaping is deferred; and
12. Details concerning the proposed irrigation system or method of irrigation.

4-16-07 LANDSCAPING PHASING

A development agreement will be accepted in partial lieu of landscape if the applicant chooses to install landscape in phases. In the case of phased landscaping, a Certificate of Occupancy may be issued only if collateral is filed with the County in an amount designated by the Director of Community and Economic Development~~Director of Planning and Development~~, along with a schedule of completion, and a development agreement. The amount of the collateral will reflect one-hundred-twenty-five percent (125%) of the estimated cost of purchasing and installing the landscaping. All landscape phasing shall be approved at the discretion of the Director of Community and Economic Development~~Director of Planning and Development~~.

4-16-08 EXISTING VEGETATION

Existing valuable trees, shrubs and grasses shall be preserved within natural drainage areas and areas not needed for development. Healthy, mature trees and younger plants, which would normally succeed older plants, shall be preserved. Trees, which

are decayed, diseased, or reaching the end of their natural life span should not be preserved. If valuable trees are destroyed by the development, new trees shall be installed to replace the destroyed trees. Existing vegetation, which is retained as part of the development, may be counted as part of the landscaping requirement, unless prohibited by Section 4-17 of these standards and regulations.

4-16-09 CHANGE IN USE

When there is a change in use, as determined within the Change in Use Section of Chapter 4*, all of the applicable landscape requirements that can reasonably be complied with shall be complied with. Compliance is not reasonably possible if compliance cannot be achieved without adding additional land to the lot where the nonconforming situation is maintained or moving a substantial structure on a permanent foundation. Mere financial hardship caused by the cost of meeting the landscaping requirement does not constitute grounds for finding compliance is not reasonably possible. ***Adopted by the BoCC on December 13, 2010**

4-16-10 XERISCAPING

When xeriscaping is proposed, the xeriscape landscape plans shall be developed to assure a successful, low water and low maintenance landscape. The following fundamental principals should be followed in proposing a xeriscape landscape plan:

1. *Planning and Design:* In addition to aesthetics and function of plants, the soils, drainage patterns, exposure to heat and wind, and the manner in which the site is irrigated, must be considered.
2. *Limited Turf Areas:* Where feasible, use less water demanding materials, such as ground covers, low water usage plants, or mulches instead of turf, and locate turf only in areas where it provides functional benefits.
3. *Turf Species:* Areas close to the building or where uniform turf is desired are best planted with fine-bladed, sod-forming turf varieties such as Buffalo grass or Bluegrass. Outlying areas, where soil cover is needed, but foot traffic is limited, can be planted with various coarse grasses such as Tall Fescue, Smooth Brome, and Wheatgrasses. Species of grass, which grow with the average rainfall received by Adams County per year, include Tall Fescue, Smooth Brome Fairway Crested Wheatgrass, Ephraim Crested Wheatgrass, Buffalograss, Blue Gramma, and others. Some varieties of Bluegrass, which are relatively drought tolerant, include Majestic, America, and Merion. The above listed drought tolerant grasses need water to become established. They also need occasional irrigation during a prolonged dry spell. The key to drought tolerance is deep root development. This is brought about by deep, thorough soil preparation and deep, infrequent watering.

4. *Soil Improvements:* Soil improvement allows for better absorption of water and improved water-holding capacity of the soil. Soils with organic matter also provide nutrients to plants. Improve the soil prior to planting and installation of any irrigation system by digging in a minimum of three (3) cubic yards of organic matter per one thousand (1,000) square feet to be planted. Organic matter could include aged manure, sphagnum peat moss, humus, compost or aged sawdust.
5. *Efficient Irrigation:* When used, well-planned sprinkler systems can save water. For efficient water use, irrigate turf areas separately from other plantings. Landscape plantings should be grouped according to similar water needs. Turf areas are best watered with sprinklers. Trees, shrubs, and groundcovers can be watered efficiently with low volume drip or spray systems.
6. *Mulches:* Mulched planting beds are an ideal replacement for turf areas. Mulches cover and cool the soil, minimize evaporation, reduce weed growth and slow erosion. Mulches also provide landscape interest. Mulches should be placed over geo-textile fabric (filter fabric) where ground cover or shrubs are to be used in order to allow water and air to pass through the fabric and discourage weed growth.
7. *Low Water Use Plants:* Low water use plants can serve nearly every landscape function. Section 4-16-12 includes recommended xeriscape plants for the Front Range area. Recommended drought resistant plants are indicated by the asterisk (*) sign.

4-16-11 MAINTENANCE STANDARDS

All landscaping and required buffering shall be continually maintained including irrigation if applicable, weeding, pruning and replacing in a substantially similar manner as originally approved. The following survival standards shall apply to all landscaping and required buffering:

1. *Living Ground Covers:* Living ground covers must be fifty percent (50%) established after the first growing season, and ninety percent (90%) established thereafter.
2. *Non-Living Ground Covers:* Non-living ground covers, such as rock or mulch must be one hundred percent (100%) intact after one (1) year and eighty percent (80%) intact thereafter.
3. *Trees and Shrubs:* Trees and shrubs must have a one hundred percent (100%) survival rate after one (1) year and a ninety percent (90%) survival rate thereafter.

4-16-12 RECOMMENDED PLANT MATERIALS

The following is a reference list of plant materials most highly recommended for the Adams County area. The asterisk (*) sign indicates plant materials, which are known to be more drought tolerant and are therefore recommended for xeriscape designs.

1. Deciduous Trees

a. Large

- (1) Ash, Autumn Purple (*Fraxinus americana* "Autumn Purple")*
- (2) Ash, Green (*Fraxinus pennsylvanica*)*
- (3) Buckeye, Ohio (*Aesculus glabra*)*
- (4) Catalpa, Common (*Catalpa* sp.)
- (5) Cottonwood, Acuminata (*Populus acuminata*)
- (6) Cottonwood, Angustifolia (*Populus angustifolia*)
- (7) Cottonwood, Common cottonless (*Populus sargentii*)
- (8) Hackberry (*Celtis occidentalis*)*
- (9) Honeylocust (*Gleditsia triacanthos* sp.)*
- (10) Horse Chestnut (*Aesculus hippocastanum*)
- (11) Linden, American (*Tilia americana*)
- (12) Linden, Greenspire (*Tilia cordata* 'Greenspire')
- (13) Linden, Littleleaf (*Tilia cordata*)
- (14) Linden, Redmond (*Tilia euchlora* 'Redmond')
- (15) Maple, Norway (*Acer platanoides*)
- (16) Oak, English (*Quercus robur*)
- (17) Oak, Red (*Quercus Rubra*)
- (18) Willow, Weeping (*Salix alba*)

b. Ornamental

- (1) Alder (*Alnus* sp.)
- (2) Aspen (*Populus tremuloides*)
- (3) Cherries, Ornamental (*Prunus* sp.)
- (4) Crabapples (*Malus* sp.)*
- (5) Golden Rain Tree (*Koereuteria paniculata*)
- (6) Hawthorn (*Crataegus* sp.)*
- (7) Lilac, Japanese (*Syringa japonica*)

- (8) Larch (*Larix decidua*)
- (9) Maple, Ginnala (*Acer Ginnala*)*
- (10) Plums, Ornamental (*Prunus sp.*)*
- (11) Russian Olive (*Eleagnus angustifolia*)*
- (12) Sumac (*Rhus sp.*)*

2. Evergreen Trees

a. Large

- (1) Fir, Douglas (*Pseudo-Tsuga menziesi*)
- (2) Fir, White (*Abies concolor*)*
- (3) Pine, Austrian (*Pinus nigra*)*
- (4) Pine, Ponderosa (*Pinus ponderosa*)*
- (5) Pine, Scotch (*Pinus sylvestris*)*
- (6) Spruce, Blue (*Picea pungens*)
- (7) Spruce, Norway (*Picea abies*)

b. Small

- (1) Arbor-vitae (*Thuja occidentalis*)
- (2) Juniper, Upright (*Juniperus sp.*)*
- (3) Pine, Bristlecone (*Pinus aristata*)
- (4) Pine, Limber (*Pinus flexilis*)
- (5) Pine, Pinon, (*Pinus edulis*)*

4-16-13 MINIMUM SIZE REQUIREMENTS FOR TREES AND SHRUBS

Landscaping materials shall comply with the following minimum size standards at the time of planting, with caliper measurements taken six (6) inches above grade.

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Size at Planting</i>
Ornamental	Less than 20'	1" to 1-1/2" cal.
Large Deciduous	Over 20'	2" to 2-1/2" cal.
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall
Low Shrubs	1' to 3'	5 gal. container
Upright Shrubs	3' to 10'	5 gal. container

4-16-14 GRADING STANDARD

The following grading standard shall apply to all new landscaping and buffering areas:

<i>Landscaping</i>	<i>Maximum Slope</i>	<i>Minimum Slope</i>
Lawn and grassed areas	4:1	100:1
Berms and Mounds		
Grassed	4:1	20:1
Non-Maintenance	2:1	N/A

4-16-15 COVER IN LANDSCAPED AREAS

All required landscaped areas and bufferyards must contain a minimum of seventy-five percent (75%) organic landscaping material, with a maximum of twenty-five percent (25%) non-living landscaping materials. All required landscaped areas and bufferyards shall be irrigated, maintained and kept free of weeds, debris and litter. In eastern Adams County, the percentages of living landscaping material shall be reduced to fifty percent (50%) and an automatic irrigation system is not required. Eastern Adams County is defined as that portion of Adams County outside the definition of Urban Adams County as defined in Chapter 11. In eastern Adams County, single-family residential land uses are not required to install landscaping and no landscaping is required for commercial and industrial land uses, which are serviced exclusively by wells and which are restricted by the Colorado Division of Water Resources to inside use only. In addition, xeriscaping is encouraged in all areas of the County.

4-16-16 SIGHT OBSCURING FENCE

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.

4-16-17 LOCATION OF LANDSCAPING RESTRICTED

All landscaping shall be located so it does not interfere with utilities, easements, road lighting or fire hydrants.

4-16-18 BUFFERYARDS

The exterior boundaries of the lot which do not abut a public road right-of-way shall meet the bufferyard requirements shown below, depending upon the adjacent land use. All lesser intensity uses shall be buffered from higher intensity uses with a plant material bufferyard. If the adjacent land use is a vacant building or ground, then the zoning shall be used in place of the land use. Plant material used for bufferyards between uses differing in intensity is in addition to the total landscaping requirement.

4-16-18-01 LAND USE AND REQUIRED BUFFERYARD

The following bufferyards and plantings shall be required between the identified land uses at the time of occupancy:

Land Use	Residential Uses	Commercial Uses	Industrial Uses	Institutional Uses
Residential Uses	A	C	D	A
Commercial Uses	C	A	B	B
Industrial Uses	D	B	none	D
Institutional Uses	A	B	D	A

Note: If a use does not conform to one (1) of the above categories, the [Director of Community and Economic Development](#)~~Director of Planning and Development~~ shall determine which category best matches the use.

Bufferyard Classification Requirements:

1. **Bufferyard A:** Five (5) foot minimum bufferyard width with one (1) tree per eighty (80) linear feet of lot line.
2. **Bufferyard B:** Ten (10) foot minimum bufferyard width with two (2) trees per eighty (80) linear feet of lot line.
3. **Bufferyard C:** Fifteen (15) foot minimum bufferyard width with two (2) trees per eighty (80) linear feet of lot line and six (6) foot high sight obscuring fence or wall located on the interior line of the bufferyard.*
4. **Bufferyard D:** Fifteen (15) foot minimum bufferyard width with three (3) trees per sixty (60) linear feet and six (6) foot sight obscuring fence or wall located on the interior line of the bufferyard.*

*A continuous hedge may be substituted for the required fence or wall in Bufferyards C and D, as long as it has a minimum height at installation of three (3) feet and will reach six (6) feet or more at maturity.

4-16-18-02 DEVELOPMENT ABUTTING ADAMS COUNTY TRAIL SYSTEM

Any new development abutting any portion of the designated Adams County Trail System, a public park, or limited access highway, shall be buffered from the trail, or park, using a Type C Bufferyard, unless increased or decreased by the Director of Community and Economic Development~~Director of Planning and Development~~.

4-16-19 REQUIRED LOT LANDSCAPING

In addition to the required bufferyards and bufferyard landscaping, the following site landscaping shall also be required:

4-16-19-01 REQUIRED LOT LANDSCAPING *

1. *Minimum Landscape Area:* All developments shall be required to landscape a minimum of ten (10) percent of the lot area. At least fifty (50) percent of the required landscape area shall be placed so it abuts adjoining public right-of-ways, excluding alleys and drives. The area along any property line abutting a public road right-of-way shall be landscaped using one (1) or any combination of the following landscape options:
 - a. *Option 1:* Install a twenty-five (25) foot wide area along the road right-of-way. Within the landscape area, one (1) tree and two (2) shrubs shall be planted per forty (40) linear feet of frontage. Drive aisles shall be counted as zero (0) feet in depth.
 - b. *Option 2:* Install a twenty (20) foot landscape area along the road right-of-way. Within the landscape area, one (1) tree and two (2) shrubs shall be planted per forty (40) linear feet of frontage. Drive aisles shall be counted as zero (0) feet in depth.
 - c. *Option 3:* Install a ten (10) foot landscape area along the road right-of-way. Within the landscape area, two (2) trees and five (5) shrubs shall be planted per forty (40) linear feet of frontage. Drive aisles shall be counted as zero (0) feet in depth.
 - d. *Option 4:* Install a five (5) foot landscape area along the road right-of-way. Within the landscape area, one (1) tree and two (2) shrubs shall be placed per forty (40) linear feet of frontage. A thirty (30) inch high decorative wall or the building shall be located between the parking area and the road frontage. Drive aisles shall be counted as zero (0) feet in depth.
 - e. *Option 5:* Install a landscape berm with a two (2) foot minimum average height. The berm shall have a slope of no greater than one (1) foot of rise to every four (4) feet of run. Within the landscape

area, one (1) tree and five (5) shrubs shall be planted per sixty (60) linear feet of frontage.

***Adopted by the BoCC on December 13, 2010**

2. *Other Requirements:* The placement and design of the landscaping shall be at the discretion of the developer, but shall be approved by the Director of Community and Economic Development~~Director of Planning and Development~~. In addition to the plantings required under this Section, both Section 4-16-20, Off-Road Parking Lot Landscaping, and Section 4-16-18, Bufferyards, shall apply. The bufferyard landscaping requirements and the required landscaping adjacent to the front of a lot are required even if the 10% lot coverage is exceeded. The landscape area depth is measured from the property line (generally, the right-of-way line) inward. In eastern Adams County, no shrubs shall be required.
3. All applicants not able to meet the landscaping requirements may submit an Appeal from Administrative Decision. ***Adopted by the BoCC on December 13, 2010**
4. The applicant/owner of land where landscaping is placed with or without County approval is responsible for relocation, alteration, and/or removal if required by the County at the owner's expense. Any landscaping within the right-of-way will not be used in the assessment of the land as part of right-of-way acquisition.

4-16-20 OFF-ROAD PARKING LOT LANDSCAPING

The following landscaping requirements can be used to satisfy the 10% total lot landscaping requirement and shall be consistent with the following: ***Adopted by the BoCC on December 13, 2010**

1. *Trees:* There shall be one (1) tree provided for every ten (10) parking stalls.
2. *Internal Landscape Area:* Depending on the number of spaces, the following square feet of landscaped area must be placed within the vehicle use areas. The required landscaped area shall be "stepped" up based on the number of stalls, which will be provided. For example, a parking lot with fifty-two (52) stalls shall provide twenty-five (25) square feet per stall.

<i>Number of Parking Stalls</i>	<i>Required Landscaped Area</i>
0-9	None required
10-25	15 sq. ft. per stall
26-50	18 sq. ft. per stall

51-99	25 sq. ft. per stall
100 or more	35 sq. ft. per stall

3. *Distance to Landscaping:* No parking stall shall be more than one-hundred-twenty (120) feet from a required internal landscaped area.
4. *Terminal Islands:* The developer is encouraged to utilize landscaped terminal islands at the end of parking rows and/or divider strips between parking rows to help disperse the required landscaping throughout the entire parking lot.
5. *Curbs:* Landscaped areas within parking lots or along the perimeter of the property must be protected from vehicular traffic through the use of continuous concrete curbs, extruded asphalt or other approved permanent barriers.
6. *Clear Vision Area:* Clear vision areas within the off-road parking area must be established at road intersections by maintaining a maximum height for shrubs and ground cover of thirty (30) inches. Within a clear vision area, tree branches must be trimmed up eight (8) feet from the ground.
7. *Minimum Landscape Islands:* The minimum width or length of any landscaped area shall be five (5) feet, however the recommended minimum size is eight (8) feet. All of the required landscaped areas must contain a minimum of seventy-five (75) percent living landscaping material, with a maximum of twenty-five (25) percent nonliving landscaping material. In eastern Adams County, the percentages of living landscaping material may be reduced to fifty (50) percent. Sidewalks abutting public rights-of-way are not counted toward the nonliving landscape material percentage.
8. *Splitting Parking Lots:* Parking lots containing between 200-750 parking stalls are required to be divided into two (2) or more lots, separated by a landscaped strip which may be counted toward the required off-road parking landscaping area. Parking lots with more than 750 stalls are required to divide the lot into at least two parking lots with a landscaped strip separating them. The minimum width of these landscaping strips shall be ten (10) feet.
9. *Sidewalks Counted:* A landscaped divider strip within a parking lot which separates either parking rows or parking lots shall be allowed to count a sidewalk located within this divider strip toward a part of the required off-road parking lot landscaping. The intent of this sidewalk is to help facilitate safe pedestrian movement. This sidewalk must meet the following criteria if it is to be counted toward the required landscaping:
 - a. The sidewalk has a five (5) foot wide walking path and shall add two (2) feet for vehicle overhang, if the sidewalk abuts a parking stall.
 - b. The sidewalk runs the entire length of the divider strip.

- c. The sidewalk is bordered on at least one (1) side by landscaping, of which the sidewalk cannot account for more than fifty percent (50%) of the area of the divider strip.
10. *Other Vehicle Areas*: Areas used for vehicle service, parking, and business transactions such as areas adjacent to gasoline pumps (even if under a canopy) and areas for drive up service, shall be considered parking areas and shall comply with the parking lot landscaping requirements. Drive areas shall be calculated at a rate of one (1) parking space per two hundred (200) square feet of vehicle service area.
11. *Vehicle Sales Lots*: Vehicle sales lots shall provide trees at the rate of one (1) tree per one hundred (100) lineal feet, and shrubs at the rate of one (1) shrub per ten (10) lineal feet of display area fronting a public right-of-way. Plants may be grouped together, provided at least two-hundred-fifty (250) square feet of contiguous growing area, unencroached upon by shrubs or impervious surfaces, surrounds each planted tree.

4-16-21 ADMINISTRATIVE RELIEF*

Administrative relief is provided to add flexibility in the application of the landscaping regulations in this Section 4-16 when a standard is inapplicable or inappropriate to a specific use or design proposal. However, the granting of administrative relief should not always mean a requirement is reduced without compensation. For example, the granting of a reduced bufferyard depth should be compensated by the planting of additional trees, shrubs, or other plants.

A written request for administrative relief shall be submitted to the [Director of Community and Economic Development](#)~~Director of Planning and Development~~ either before or in conjunction with the building permit review process. The written request shall include a justification in terms of the findings necessary to grant administrative relief. The written request shall close with a section for the [Director of Community and Economic Development's](#)~~Director of Planning and Development's~~ use, which will include a block for the decision of approval/denial, the [Director of Community and Economic Development's](#)~~Director of Planning and Development's~~ signature, and decision date. The written request with decision shall be attached to the plan or retained in the applicable file, as appropriate. An example of this written request shall be available from the [Director of Community and Economic Development](#)~~Director of Planning and Development~~.

The [Director of Community and Economic Development](#)~~Director of Planning and Development~~ must make all of the following findings in order to grant administrative relief:

1. The strict application of the regulations in question is unreasonable given the development proposal or the measures proposed by the applicant or the property has extraordinary or exceptional physical conditions or unique

- circumstances which do not generally exist in nearby properties in the same general area and such conditions will not allow a reasonable use of the property in its current zone in absence of relief;
2. The intent of the landscaping section and the specific regulations in question is preserved, and;
 3. The granting of the administrative relief will not result in an adverse impact upon surrounding properties.

The ~~Director of Community and Economic Development~~ ~~Director of Planning and Development~~ shall render a decision on the request within ten (10) working days of receipt of the request and all required information. An appeal of the decision of the ~~Director of Planning and Development~~ ~~Director of Community and Economic Development~~ may be made to the Board of Adjustment within ten (10) days after the decision. At this time, the appeal will be placed on the agenda for the next Board of Adjustment meeting. The Landscape Appeal shall be processed in the same manner as a Variance request.

The Board of Adjustment shall grant the appeal, modify the administrative decision, or deny the appeal based on consideration of the staff report, the evidence from the public hearing, and compliance with the criteria for approval.

Policies:

1. The County recognizes the specific landscape requirements in this Section cannot and do not anticipate all possible landscape situations. In addition, the County recognizes there may be landscape proposals that conform to the purpose, intent and objectives of the landscape standards, but were not anticipated in the specific regulations. Therefore, the County may grant administrative relief in the event of these situations and proposals.
2. The County recognizes a proposed development of a relatively small commercial or industrial lot, which was created prior to the current landscape requirements, or the expansion or remodeling of an existing commercial site may present unusual difficulties in complying with the current requirements. Therefore, the County may grant administrative relief in the event of these situations and proposals.
3. The County shall attempt to balance the reasonable use of such a lot with the provisions of required landscaping. This balance will be affected by the site's characteristics, as well as the proposed development plan.
4. The County recognizes in order to allow reasonable development, there should be an upper limit to the amount of the site, which is required to be landscaped. As a general guideline for relatively small commercial or industrial lots (such as one (1) acre or less), the requirements should not exceed twenty-five (25) percent of the site.

The reasonable development of a site may require the granting of administrative relief to some of the requirements. Although all of the categories of landscape requirements

are considered important, the County generally assigns the following priorities for compliance with the landscape requirements:

1. Adjacent residential uses should be buffered;
2. An attractive appearance of the project should be provided along adjacent roads by landscaped setbacks and trees, and;
3. The parking areas and building elevations which form major public views of the project should be visually softened and enhanced by trees and other plantings.

Compliance with the requirements, such as the third priority above, should not be “forced” into a site design. For both visual effect and ease of maintenance, relatively few, but larger landscaped areas, which are integrated with the other elements of the site design, are generally encouraged. In addition, relatively numerous and smaller landscaped areas, which are not integrated with the other elements of the site design, are generally discouraged.

***Adopted by the BoCC on December 13, 2010**

4-17 WEEDS AND DANGEROUS TREES**4-17-01 WEEDS AND OFFENDING VEGETATION**

1. *Duty to Control Weeds:* It is the duty of every owner or occupant to abate weeds and offending vegetation on all premises.
2. *Maximum Height of Weeds:* Weeds and offending vegetation greater than twelve (12) inches in height, on all premises, shall be cut to and maintained at a height of six (6) inches or less according to the following:
 - a. In Residential (except RE), Commercial, and Industrial Zone Districts, within the entire lot or parcel.
 - b. In the A-1 and RE Zone Districts, within the established front building setback and within the required side and rear setback for principal dwellings. If no structure exists on the property, then the minimum required principal dwelling setbacks. In the A-2 and A-3 Zone Districts, within the required or established principal dwelling setbacks. In all Agricultural and the RE Zone Districts a minimum of a twenty (20) foot perimeter around the existing principal dwelling and all accessory structures.
 - c. In CO, PL, AV, and DIA Zone Districts, no requirements.
 - d. Notwithstanding the forgoing, any weeds classified as noxious by the State of Colorado or Adams County must be completely abated in accordance with the requirements of the State of Colorado or Adams County, as applicable.

4-17-02 DANGEROUS TREES

1. *Duty to Control Dangerous Trees:* Any owner or occupant of a lot shall cause to be cut or removed any dangerous trees located on the lot which may be considered troublesome, a hindrance to the general public, or which in any way endangers the security and usefulness of any public road, highway, aviation facility, alley, utility, sidewalk, or bicycle trail.
2. **Tree Branch Clear Height**
 - a. *Roads, Alleys, and Highways:* All trees located on a lot shall be trimmed to a clear height of twelve (12) feet above the surface of public roads, alleys or highways when the branch extends into the established right-of-way or existing roadway.
 - b. *Public Sidewalks and Bicycle Trails:* All trees shall be trimmed to a clear height of eight (8) feet above public sidewalks or bicycle trails when the

branch extends into or over the sidewalk or trail. All tree limbs shall be trimmed so as not to interfere with sight distance triangles in accordance with these standards and regulations.

3. *Duty to Control Interfering Roots:* Dangerous trees upon a lot whose roots are causing interference with public sidewalks or utilities shall be controlled or removed.

4-18 MARIJUANA ESTABLISHMENTSⁱⁱ

- A. The purpose of the following general performance standards is to address elements of planning, design, operation and maintenance to be applied to all marijuana establishments in Adams County. Any use-specific performance standards contained in these standards and regulations shall also be applied. Where a use-specific performance standard conflicts with a general performance standard, the use-specific standard shall apply.
- B. Prior to the operation of any marijuana establishment, a license must be obtained from the state of Colorado, and either a building permit or a change-in-use permit must be obtained from Adams County, as applicable.
- C. Uses established pursuant to this section shall at all times be in complete compliance with the terms and conditions of its marijuana establishment license for licenses issued by the state of Colorado. In the event Adams County requires a local license, then every applicable marijuana establishment shall submit and receive approval of the license prior to operation. Marijuana establishments in operation prior to the establishment of a local licensing authority in Adams County shall submit and receive approval of a local license from the local licensing authority within 90 days of the anniversary of initial certificate of occupancy and/or final inspection.
- D. No marijuana establishment shall be allowed as a home occupation use.
- E. Distances are measured from property line to property line.
- F. Where a medical marijuana center and a medical marijuana optional premises cultivation operation or where a retail marijuana store and a retail marijuana cultivation facility are located on the same site in a commercial zone district, the cultivation operation / facility shall be no more than twice the size of the center / store.
- G. No marijuana establishment shall be located in a residentially zoned or used building, or in a movable or mobile structure.
- H. All marijuana establishment activities shall occur indoors.
- I. All marijuana establishments shall develop properties in harmony with the surrounding area, and shall enhance design elements of buildings and properties accordingly.
- J. Inspections of marijuana establishments may occur at any time with or without notice.
- K. Best industrial practices to mitigate odor, noise, lights, vapors, fumes, and dust, such as scrubbers and filters, shall be utilized and functioning at all times.

- L. These standards and regulations recognize the protections afforded by article xviii, section 14 of the Colorado constitution, and desires to affirm the ability of patients and primary caregivers to otherwise be afforded the protections of article xviii, section 14 of the Colorado constitution and §25-1.5-106, C.R.S. (2009).
- M. These standards and regulations shall in no way limit application and enforcement of any statutes of the state of Colorado.

4-18-01 MEDICAL MARIJUANA CENTER

- A. Permitted Zone District. Medical Marijuana Centers are only permitted in the C-3, C-4, C-5, I-1, I-2, and I-3 zone districts.
- B. Location. No Medical Marijuana Center shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, and public housing facility.
- C. Location: No Medical Marijuana Center shall be located within 100 feet of any existing house of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
- D. Location: No Medical Marijuana Center shall be located within 50 feet of any residentially zoned or used property.
- E. Location: No Medical Marijuana Center shall be located within 750 feet of any other Medical Marijuana Center or Retail Marijuana Store.

4-18-02 RETAIL MARIJUANA STORE

- A. Permitted Zone District. Retail Marijuana Stores are only permitted in the C-3, C-4, C-5, I-1, I-2, and I-3 zone districts.
- B. Location. No Retail Marijuana Store shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, and public housing facility.
- C. Location: No Retail Marijuana Store shall be located within 100 feet of any existing house of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
- D. Location: No Retail Marijuana Store shall be located within 50 feet of any residentially zoned or used property.

- E. Location: No Retail Marijuana Store shall be located within 750 feet of any other Retail Marijuana Store or Medical Marijuana Center.

4-18-03 MEDICAL MARIJUANA INFUSED PRODUCTS MANUFACTURER

- A. Permitted Zone District. Medical Marijuana Infused Products Manufacturers are permitted in the I-1, I-2, and I-3 zone districts.
- B. Location. No Medical Marijuana Infused Products Manufacturer shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, park, and public housing facility.
- C. Location. No Medical Marijuana Infused Products Manufacturer shall be located within 100 feet of any existing house of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
- D. Location: No Medical Marijuana Infused Products Manufacturer shall be located within 50 feet of any residentially zoned or used property.

4-18-04 RETAIL MARIJUANA PRODUCT MANUFACTURING FACILITY

- A. Permitted Zone District. Retail Marijuana Product Manufacturing Facilities are permitted in the I-1, I-2, and I-3 zone districts.
- B. Location. No Retail Marijuana Product Manufacturing Facility shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, park, and public housing facility.
- C. Location. No Retail Marijuana Product Manufacturing Facility shall be located within 100 feet of any existing house of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
- D. Location: No Retail Marijuana Product Manufacturing Facility shall be located within 50 feet of any residentially zoned or used property.

4-18-05 MEDICAL MARIJUANA OPTIONAL PREMISES CULTIVATION OPERATION

- A. Permitted Zone District. Medical Marijuana Optional Premises Cultivation Operations are permitted in the C-3, C-4, and C-5 zone districts for dual operations, the I-1, I-2, and I-3 zone districts for stand-alone operations, and the

A-3 zone district on parcels of at least 35 acres in size for indoor stand-alone operations west of Imboden Road from the northern border of Adams County south to the intersection of Imboden Road and E. 56th Avenue; then south of E. 56th Avenue between Imboden Road and Pass-Me-By Road; then west of Pass-Me-By Road from E. 56th Avenue to the southern border of Adams County.

- B. Location. No Medical Marijuana Optional Premises Cultivation Operation shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, park, and public housing facility.
- C. Location. No Medical Marijuana Optional Premises Cultivation Operation shall be located within 100 feet of any existing house of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
- D. Location: No Medical Marijuana Optional Premises Cultivation Operation shall be located within 50 feet of any residentially zoned or used property.

4-18-06 RETAIL MARIJUANA CULTIVATION FACILITY

- A. Permitted Zone District. Retail Marijuana Cultivation Facilities are permitted in the C-3, C-4, and C-5 zone districts for dual operations, the I-1, I-2, and I-3 zone districts for stand-alone operations, and the A-3 zone district on parcels of at least 35 acres in size for indoor stand-alone operations west of Imboden Road from the northern border of Adams County south to the intersection of Imboden Road and E. 56th Avenue; then south of E. 56th Avenue between Imboden Road and Pass-Me-By Road; then west of Pass-Me-By Road from E. 56th Avenue to the southern border of Adams County.
- B. Location. No Retail Marijuana Cultivation Facility shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, park, and public housing facility.
- C. Location. No Retail Marijuana Cultivation Facility shall be located within 100 feet of any existing house of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
- D. Location: No Retail Marijuana Cultivation Facility shall be located within 50 feet of any residentially zoned or used property.

4-18-07 RETAIL MARIJUANA TESTING FACILITY

- A. Permitted Zone District. Retail Marijuana Testing Facilities are permitted in the I-1, I-2, and I-3 zone districts.
- B. Location. No Retail Marijuana Testing Facility shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, park, and public housing facility.
- C. Location. No Retail Marijuana Testing Facility shall be located within 100 feet of any existing house of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
- D. Location. No Retail Marijuana Testing Facility shall be located within 50 feet of any residentially zoned or used property.

4-19 SEXUALLY ORIENTED BUSINESSES

4-19-01 SEXUALLY ORIENTED BUSINESSES BY ZONE DISTRICT

A person commits a misdemeanor if he operates or causes to be operated a Sexually Oriented Business outside of the C-4, C-5, I-1, I-2, or I-3 Zone Districts.

4-19-02 MISDEMEANOR OFFENSES

4-19-02-01 A PERSON COMMITS A MISDEMEANOR IF HE OPERATES OR CAUSES TO BE OPERATED A SEXUALLY ORIENTED BUSINESS WITHIN FIFTEEN HUNDRED (1,500) FEET OF:

1. Any church;
2. Any school meeting all requirements of the compulsory education laws of the state;
3. The boundary of any residential district;
4. A dwelling unit (single or multiple);
5. A public park adjacent to any residential district; or
6. Another sexually oriented business.

4-19-02-02 A PERSON COMMITS A MISDEMEANOR IF HE CAUSES OR PERMITS THE OPERATION, ESTABLISHMENT, OR MAINTENANCE OF MORE THAN ONE SEXUALLY ORIENTED BUSINESS WITHIN THE SAME BUILDING, STRUCTURE, OR PORTION THEREOF.

4-19-03 MEASUREMENTS AND DISTANCES

For purposes of this Section, distance between any two (2) sexually oriented businesses or between a sexually oriented business and any church, school, public park, dwelling unit (single or multiple) or residential district shall be measured in a straight line, without regard to intervening structures or objects, from the nearest property line of the property on which the sexually oriented business is conducted, to the nearest property line of the premises of another sexually oriented business, a church, school, or dwelling unit (single or multiple), or the nearest boundary of an affected public park, or residential district.

4-19-04 NONCONFORMING USE

1. Any sexually oriented business lawfully operating on February, 1994 that is in violation of this Section will be deemed a nonconforming use as provided for in Chapter 5 (Nonconforming Conditions) of these Regulations.
2. A sexually oriented business lawfully operating is not rendered in violation of this Section by the subsequent location of a church, school, dwelling unit (single or multiple), public park, or residential district, within fifteen hundred (1,500) feet of the sexually oriented business.

4-19-05 THE PROVISIONS OF THIS SECTION REGULATING NUDE MODEL STUDIOS DO NOT APPLY TO:

1. A college, junior college, or university supported entirely or partly by taxation.
2. A private college or university which maintains and operates, educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or
3. A business located in a structure which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and where, in order to participate in a class a student must enroll at least three (3) days in advance of the class; and where no more than one (1) nude model is on the premises at any one (1) time.

4-20 SITE DESIGN CONSIDERATIONS

4-20-01 LOT DESIGN STANDARDS

4-20-01-01 LOT DIMENSIONS

1. *Lot Dimension to Conform to Zoning:* Lot dimensions shall conform to the requirements of the zone district in which the property is located.
2. *Lot Depth Ratio:* No lot shall have an average depth greater than three (3) times the average width unless the lot width exceeds four-hundred-forty (440) feet.

4-20-01-02 LOT CONFIGURATION

1. *Double Fronting Lots:* Lots with double frontage shall be avoided except where necessary to provide separation of residential development from arterials, to provide ingress and egress in commercial and industrial lots, or to overcome specific disadvantages of topography and orientation. Double frontage lots shall be permitted in rural areas where the lot size is five (5) acres or greater. Access for double fronting lots shall be taken from interior roads not perimeter collectors or arterials.
2. *Flag Lots:* Flag lots shall be allowed in all zone districts, but shall only be used where all other lot alternatives are impractical. If a reasonable development alternative exists, flag lots shall not be utilized even though their use might allow more lots to be created than other alternatives. In addition, no flag lot shall be approved where the flag lot is being used as a means of avoiding the construction of public roads or the extension of utilities. The minimum width of the pole of any flag lot shall be thirty (30) feet where the lot fronts a local road, arterial, or collector or meet the required minimum lot width of the pertinent zone district. The maximum depth of the pole shall be six hundred (600) feet. In all cases where a flag lot fronts a highway, arterial, or collector, only one (1) access shall be approved for every two-hundred-fifty (250) feet of road frontage. Lots shall be required to share access where inadequate frontage exists for multiple accesses to be provided.
3. *Wedge-Shaped Lots:* In the case of irregular or wedge-shaped lots, no lot shall be less than thirty (30) feet in width at the front property line where a lot fronts on a local road, a highway, arterial, or collector or meet the required minimum lot width of the pertinent zone district. The width at the front property line can be reduced to thirty (30) feet where a shared

driveway is provided. In all cases, where a wedge-shaped lot fronts a highway, arterial, or collector, only one access shall be approved for every two-hundred-fifty (250) feet of road frontage. Lots shall be required to share access where inadequate frontage exists for multiple accesses to be provided.

4. *Split Lots*: No single lot shall be divided by a road, alley or other lot without creation of two (2) or more separate lots.
5. *Side Lot Lines*: Side lot lines shall be substantially at right angles or radial to road right-of-way lines or road centerlines.

4-20-02 ACCESS

4-20-02-01 ACCESS SUBJECT TO APPROVAL

All accesses are subject to approval of the ~~Director of Public Works~~[Director of Transportation](#) or the Colorado Department of Transportation for state highways. In cases where an access point would impede or interfere with the planned traffic flow of a road, or create a traffic hazard, an access permit may be denied.

4-20-02-02 ACCESS DESIGN AND CONSTRUCTION

All access shall meet the requirements of these standards and regulations.

4-20-03 DRAINAGE

4-20-03-01 DRAINAGE DEVELOPMENT DESIGN

All developments shall be designed and constructed in compliance with the drainage criteria listed in Chapter 9 of these regulations.

4-20-03-02 DRAINAGE DESIGN AND CONSTRUCTION PLANS SUBJECT TO APPROVAL

All drainage plans are subject to approval of the ~~Director of Public Works~~[Director of Transportation or Director of Community and Economic Development](#) and are required for any building or other permit. All drainage facilities shall meet the requirements of these standards and regulations.

4-20-04 UTILITIES

4-20-04-01 UTILITIES SUBJECT TO APPROVAL

All utility locations and installations are subject to approval by the applicable public agency and/or private utility company. Utilities shall meet the minimum requirements of the utility company and any public agency including but not limited to these standards and regulations.

4-20-04-02 UNDERGROUND UTILITIES

All site utilities shall be underground.

4-20-04-03 CONNECTION TO EXISTING SYSTEMS

Utilities shall tie into existing sanitary and storm sewer and water main stubouts, if possible, to avoid disturbance to existing pavement.

4-20-04-04 CUTTING, BACKFILLING, AND PAVING

Where cuts in existing roads are made for utility work, all cutting, backfilling, and paving shall be done in accordance with the applicable public agency's specifications and procedures. Where a cut is made to a County road, a permit shall be obtained from the ~~Director of Public Works~~[Director of Transportation](#). All cuts to County roads shall be completed in accordance with these standards and regulations.

4-20-05 SITE GRADING

4-20-05-01 NON-ENGINEERED APPEARANCE

The aesthetic goal of grading is to imitate natural landforms. Long, monotonous, unchanging slopes with severe breaks in slope have an unnatural, man-made appearance and shall be avoided.

4-20-05-02 GRADE CHANGE DESIGN

Grade changes shall be designed imaginatively, accenting or de-emphasizing the change in grade as appropriate. Circulation elements, such as trails and sidewalks, can effectively respond to grade conditions by meandering in long gentle curves.

4-20-05-03 AREA OF SITE GRADING

The area to be graded shall be kept as small as is practical in order to avoid large undeveloped graded areas. After grading, all areas not to be built within the same construction season shall be revegetated and other erosion control measures taken as appropriate. All revegetation and erosion control measures shall meet the requirements of these standards and regulations and be approved by the Director of Public Works.

4-20-05-04 OVERLOT GRADING

Overlot grading will be done to preserve existing topographic features where possible and to provide positive drainage.

4-20-05-05 SLOPE STANDARDS

Unless otherwise specified by these standards and regulations, all site grading shall be designed to meet the following standards:

1. Planting Areas
 - a. Minimum Slope: 2%
 - b. Maximum Slope: 30%
2. Parking Lot Pavement
 - a. Minimum Slope: 2%
 - b. Maximum Slope: 4%
3. Pedestrian Plaza Areas
 - a. Minimum Slope: 1%
 - b. Maximum Slope: 2%
4. Private driveways, public roads, and sidewalks shall comply with the slope requirements outlined in Chapter 7 of these regulations.

4-20-06 PEDESTRIAN AND BICYCLE AMENITIES**4-20-06-01 PEDESTRIAN AND BICYCLE ACCESS TO SITE**

Pedestrian and bicycle access onto the site shall be maximized in all proposed projects. This may be accommodated through the provision of on-site walkways, trails, paths or sidewalks and bike lanes or trails, which originate at the property boundary.

4-20-06-02 INTERNAL PEDESTRIAN AND BICYCLE CIRCULATION

Internal pedestrian and bicycle circulation shall be facilitated through appropriately sealed walkways, paths, trails or sidewalks and bike lanes or trails. Special emphasis shall be placed on providing pedestrian and bicycle access to proposed recreational and/or open space areas.

4-20-06-03 BICYCLE PARKING

Bicycle parking shall be provided for all commercial development. Bicycle parking areas should be located near structure entries, but should not encroach into pedestrian walkways.

4-20-06-04 SIDEWALKS

1. *Minimum Width:* The minimum width of all sidewalks shall be 5½ feet measured from the flowline.
2. *Sidewalk Design and Construction:* Sidewalks shall be designed and constructed in accordance with these standards and regulations.
3. *Open Space Connections:* Sidewalks should occur along roadways and extend into major open space areas.
4. *Sidewalk Maintenance:* The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk along the right-of-way abutting the property including snow removal for pedestrian access.

4-20-06-05 BICYCLE PATH OR TRAILS

1. *Minimum Width:* Bicycle path or trails shall serve both pedestrians and bicycles and shall be at least eight (8) feet wide.
2. *Bicycle Path Design and Construction:* Bicycle paths and trails shall be designed and constructed in accordance with these standards and regulations.
3. *Open Space Connections:* Bicycle paths and trails should occur along roadways and extend into major open space areas.
4. *Bicycle Paths and Trails Maintenance:* The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of bicycle trails along the right-of-way abutting the property including snow removal for access.

4-21 OFF-ROAD UTILITY, DUMPSTER, RECYCLING, AND TRASH HANDLING FACILITIES

All off-road utility, dumpster, recycling, and trash handling facilities serving commercial and industrial uses shall meet the following requirements:

1. *Location:* All utilities (including heating and air conditioning units), dumpsters, and trash handling facilities shall be located on the same lot as the use served unless shared facilities are approved by the ~~Department of Planning and Development~~ Community and Economic Development Department. All utility, dumpster, and trash handling facilities including the occupant's recycling facilities shall be completely screened from public view, and from the view of any development on any adjoining property. A wall, solid wood fence, evergreen hedge, earth berm, or any combination thereof shall be provided to obscure these facilities. However, when the service side of the particular facility faces any property line, a wall or solid wood fence with gates or doors must be provided. If shrubs are used as the screening material, they shall be a minimum of five (5) feet in height, spaced no farther than four (4) feet apart. If a wall, solid wood fence, or berm is used as the screening material, its minimum height shall be six (6) inches above the proposed facility.
2. *Recycling Facilities:* Public recycling drop off sites shall be encouraged and are permitted as an accessory use in all nonresidential zone districts. The drop off site shall be kept free of litter, residue and debris by the party responsible for the maintenance and management of the drop off facility. One (1) freestanding or wall sign is allowed up to twenty-five (25) square feet in area upon issuance of a building permit. The drop off site containers must be durable, waterproof, covered and well maintained. The name and phone number of the party responsible for maintenance shall be posted on the container. Containers on the site shall have uniform colors. The ~~Department of Planning and Development~~ Community and Economic Development Department may impose additional conditions if necessary to protect adjacent properties. Setbacks from residentially zoned or used property are not applicable.
3. *Access:* All required dumpster, recycling, and trash handling facilities shall be designed with appropriate means of access to a road or alley in a manner which will least interfere with traffic movement, and which will most facilitate the service of the facilities.
4. *Utilization:* Space allocated to any off-road dumpster and trash handling facilities shall not be used to satisfy the space requirements for off-road parking and/or loading facilities, nor shall any parking or loading spaces be used to satisfy the space requirements for any dumpster or trash handling facility.

4-22 ANIMAL KEEPING

4-22-01 HOUSEHOLD PETS AND OTHER ANIMALS

Household pets shall be subject to the following limitations:

1. *Allowed:* Household pets shall be allowed as an accessory use in all Agricultural and Residential Zone Districts according to Table 4-22-01-1.
2. *Penned:* Except in agricultural zone districts, all household pets shall be penned or otherwise confined to their owner's property except when on a leash and in the control of the owner. Unconfined animals are a violation of the "Adams County Animal Control Regulations", as adopted September 2, 1992, as amended.
3. *On Agricultural Lands:* The keeping of household pets shall not be regulated in agricultural zone districts of more than thirty-five (35) acres. However, the keeping of more than ten (10) dogs and/or cats, shall conform to the standards listed in Section 4-22-04 for Private Kennels and/or Catteries.
4. *Pigeons:* Pigeons are allowed in Agricultural, Residential Estate, Single-Family Residential, Duplex/Mobile Home, and Multi-Family Zone Districts, in conformance with Table 4-22-01-1 and the standards contained in Section 4-22-03.

4-22-02 GUARD DOGS

Guard Dogs, patrolling for the protection of property, shall be allowed in all Commercial and Industrial Zone Districts, subject to the following:

1. *Number of Guard Dogs Permitted:* See the Animal Density Table in Section 4-20 to calculate the number of permitted household pets.
2. *Confinement of Guard Dog(s):* The area being patrolled by a guard dog(s) shall be fenced with a minimum seventy-two (72) inch high chain link or solid screen fence.
3. *Notice of Guard Dog(s):* A sign warning of the presence of said dog(s) stating what hours the dog(s) is on patrol shall be posed in plain view of the public around the perimeter of the fenced area. The sign must also state the name of the owner and the handler of the dog(s), with a phone number where the handler can be reached.
4. *Garbage Disposal:* All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department.
6. *Pest Control:* Environmental and/or chemical and scientific controls shall be provided for pest control.

7. *Care of Animals:* All dogs shall be cared for in a humane and sanitary manner as approved by Adams County Humane Society and Adams County Animal Control.

4-22-03 PIGEON KEEPING

In addition to the limitations imposed by Animal Density Table 4-22-01-1, pigeon keeping shall be required to meet the following standards:

1. *Permitted Number of Pigeons:* See Table 4-22-01-1.
2. *Loft Floor Space:* There shall be at least one (1) square foot of loft floor space for each mature pigeon.
3. *Loft Design:* The pigeon loft shall be of such sufficient size and design, and constructed of such material, it can be easily maintained in a clean and sanitary condition.
4. *Loft Compliance:* The loft shall be in compliance at all times with all applicable Tri-County Health regulations.
5. *Setback from Residential Structure:* The loft shall be set back a minimum of twenty-five (25) feet from any residential structure.
6. *Lot Line Setbacks:* The loft shall be set back from all lot lines in accordance with the accessory setbacks for the zone district in which it is located.
7. *Pigeon Feed:* All pigeon feed shall be stored in such containers as to protect against intrusion by rodents and other vermin.
8. *Pigeon Feeding:* All pigeons shall be fed within the confines of the loft.
9. *Pigeon Release for Flying:* Pigeons will not be released for flying for four (4) hours after feeding.
10. *Pigeon Confinement:* All pigeons shall be confined to the loft, except for limited periods necessary for exercise, training and competition. At no time shall pigeons be allowed to perch or linger on the buildings or property of individuals other than the owner of the pigeons.

4-22-04 PRIVATE KENNELS AND CATTERIES

In all Agricultural, Residential Estate, Single Family Residential, and Duplex/Mobile Home Zone Districts, private kennels and catteries may be maintained according to the following conditions:

1. A Special Use Permit must be obtained unless the use is not regulated (NR) in the Animal Density Table in Table 4-22-01-1.

2. *Permitted Number of Dogs and/or Cats:* See the Animal Density Table in Table 4-22-01-1 to calculate the number of permitted household pets.
3. *Building Permit Required:* A building permit shall be obtained for all kennels, pens, shelters or other similar structures.
4. *Prohibited Animals:* Boarding dogs and/or cats other than those animals owned by the resident and/or owner and immediate family shall be prohibited.
5. *Minimum Space Requirements*
 - a. *Dogs:* Each dog shall be provided a minimum space equal to the following equation:
 - (1) Width of Kennel = Length of dog from nose to base of tail + 2 feet.
 - (2) Length of Kennel = Width of Kennel + 2 feet.
 - (3) Height of Kennel = Head height of dog standing on all four legs + 1 foot.
 - b. *Cats:* Each adult cat shall be provided a minimum of six (6) cubic feet of area. Adult female cats with kittens below three (3) months of age shall be provided with a minimum of eight (8) cubic feet of area.
6. *Garbage Disposal:* All animal and food garbage shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department.
7. *Pest Control:* Environmental and/or chemical and scientific controls shall be provided for pest control.
8. *Drainage:* Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
9. *Mixing of Dogs and Cats:* Dogs and cats shall not be housed in the same primary enclosure.
10. *Care of Animals:* All dogs and/or cats shall be cared for in a humane and sanitary manner as approved by Adams County Humane Society and Adams County Animal Control.
11. *Other Standards:* All animal keeping shall conform to Section 4-20 of these standards and regulations.

4-22-05 COMMERCIAL KENNEL AND CATTERIES

The operation of Commercial kennels and/or catteries is allowed in Agricultural, Commercial and Industrial Zone Districts. Commercial kennels and/or catteries shall not be conducted without first having obtained a conditional use permit and approval of a management plan from the Board of County Commissioners.

1. *Offspring Not Limited:* The total number of dogs and/or cats allowed under the Conditional Use Permit shall not apply to offspring under five (5) months of age, belonging to one of the adult animals.
2. *Management Plan Required:* A management plan detailing how the facility will be operated shall be submitted prior to issuance of a Conditional Use Permit.
3. *Minimum Standards:* In addition to the requirements of Section 4-22-04, commercial kennels shall meet the following minimum standards:
 - a. A washroom consisting of a basin or sink and a lavatory shall be provided to maintain the cleanliness among animal caretakers.
 - b. All breeding and boarding kennel operators shall be licensed by the appropriate governmental authority.
 - c. A person responsible for the commercial kennel or cattery, whether the owner of the facility or an employee, shall reside permanently on the subject property. If a responsible party is not available on site, the kennel shall be posted with the name and phone number of a responsible party.
 - d. Any dwelling unit newly constructed to house the owner or employee shall meet the applicable zone district requirements.
4. *Exemptions:* Those operations exempt from obtaining a conditional use permit shall be as follows:
 - a. A public or private zoological park; or
 - b. A public animal pound; or
 - c. A veterinary hospital operated by a licensed veterinarian; or
 - d. A research institution using animals for scientific research; or
 - e. An animal shelter operated by an organized humane society; or
 - f. A pet shop; or
 - g. A circus.

Although exempt from obtaining a conditional use permit, these operations shall meet all of the requirements for a private kennel as outlined in Section 4-22-04.

4-22-06 NON-COMMERCIAL LIVESTOCK AND POULTRY OPERATIONS

The keeping of poultry and/or livestock is only allowed in the Agricultural and Residential Estate Zone Districts. Livestock may be kept on property in the

Residential Estate Zone District only if the owner of said livestock resides on the property and is a registered member of a 4-H or FFA or other agricultural education program. This does not apply to horses kept for recreational purposes.

The keeping of non-commercial livestock and poultry is allowed in accordance with Table 4-22-01-1. The maximum number of allowable livestock per lot does not apply to young animals below weaning age, or six (6) months of age, whichever is less.

On those properties where livestock and poultry are allowed, the following standards shall be observed:

1. *Manure:* All manure shall be removed periodically or incorporated into the soil on a regular basis so the manure does not draw flies, or other insects, or cause obnoxious odors.
2. *Drainage:* Adequate overflow drainage on drinking facilities shall be provided to prevent the saturation of soil on adjacent property. Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
3. *Feed:* Spillage and left-overs from livestock feedings must be removed or so disposed of as to prevent fly, bird, or rodent propagation, or creation of odors.
4. *Pens:* Any new shed, shelter, pen or enclosure for livestock shall not be closer than one hundred (100) feet to any off-property residence or place of business and shall be set back twenty-five (25) feet from the side lot line and fifty (50) feet from the front lot line.
5. *Insects and Rodents:* All sheds or other shelter for livestock shall be kept reasonably free of rodents and insects and shall be kept in good repair.
6. *Fenced:* In subdivided areas, all livestock shall be kept within a fenced area.
7. *Colorado Rules:* Adherence to the Colorado Confined Animal Feeding Regulations, promulgated by the ~~Colorado Department of Health~~[Colorado Department of Public Health and Environment](#), Water Quality Control Commission.

In agricultural zone districts of greater than thirty-five (35) acres, the number of livestock is not regulated, unless the operation meets the definition of a Livestock Confinement Operation. However, the keeping of such livestock must comply with the performance standards listed above except the keeping of livestock shall be exempt from the manure and feed requirements on parcels greater than thirty-five (35) acres in size.

4-22-07 LIVESTOCK AND/OR POULTRY CONFINEMENT OPERATION

A livestock and/or poultry confinement operation shall not be operated without first having obtained a Conditional Use Permit from the Board of County Commissioners.

If approved, the livestock and/or poultry confinement operation shall be operated in strict adherence to the approved management plan and to the standards as specified below:

1. *Location:* All such operations shall be located at least one hundred (100) feet away from any on-property residence, fifty (50) feet from any right-of-way and five hundred (500) feet from any off-property residence (unless the operation is an existing operation and has been deemed to be a legal non-conforming use). For all new confinement operations established after the date of adoption of these regulations and standards, no residential zoning or subdivision of agricultural land shall be allowed within a one (1) mile radius of such a facility unless provision is made to acknowledge the existence of the confinement operation to future owners of land within such development.
2. *Manure:* Manure shall be handled and disposed of in a sanitary method, approved by Tri-County Health Department. Adequate means of scraping, grading and cleaning shall be provided at all times as approved by the Tri-County Health Department.
3. *Chemical Controls:* Environmental and/or chemical and scientific controls shall be provided as approved by Tri-County Health Department.
4. *Drainage:* Drainage facilities or improvements as approved by the Tri-County Health Department shall be constructed to protect any adjacent rivers, streams or other bodies of water.
5. *Humane Treatment:* All animals shall be cared for in a humane and sanitary manner as approved by the Colorado Department of Agriculture, State Veterinarian's Office.
6. *Grazing:* Grazing lands shall be maintained in accordance with standards and specifications outlined by the United States Department of Agriculture and the local Soil Conservation Service.
7. *Department of Health:* All Operations shall comply with the "Confined Animal Feeding Operations Control Regulations" specified by the ~~Colorado Department of Health~~ Colorado Department of Public Health and Environment.

4-22-08 TABULATION OF ANIMAL UNIT DENSITIES

The types and densities of animals allowed in each zone district are detailed in Table 4-22-01-1. Any combination of allowed animals may be kept, but at no time shall the maximum number of any specific type of animal be exceeded, nor shall the total maximum number of household pets or the total maximum number of livestock be exceeded. Where allowed, the number of livestock is in addition to the number of household pets permitted, and the number of household pets is in addition to the number of livestock permitted.

For animals not listed or not clearly fitting within one (1) or more the categories listed, the ~~Director of Community and Economic Development~~ ~~Director of Planning and Development~~ shall determine in what zone district(s) the animal is allowed and in what lot size categories the keeping of such an animal is appropriate. Should the property owner disagree with the determination of the ~~Director of Community and Economic Development~~ ~~Director of Planning and Development~~, the matter shall be referred to the Planning Commission for a recommendation to resolve the issue.

The following are acronyms used in Table 4-22-01-1 and their meaning:

NR = Not Regulated

NA = Not Allowed

AC = Acre

CUP = Conditional Use Permit

**Chapter 4—Design Requirements and Performance Standards
Animal Keeping**

December 16, 2014

*Table 4-22-01-1. Animal Densities and Use**§** Amended by the BoCC on January 28, 2013*

A-1, A-2 and A-3 AGRICULTURE ZONE DISTRICTS	Up to .50 AC	.50 AC to <1.0 AC	1 AC to 2.0 AC	>2 AC to 5.0 AC	>5 AC to 10 AC	>10 AC to 35 AC	>35 AC
Maximum Number of Household Pets Allowed	10	10	20	20	20	20	NR ¹
Maximum Number of Livestock Units Allowed	NA	4/AC	4/AC	4/AC	4/AC	NR	NR ¹

Type of Animal	Livestock Unit Equivalents	Number of Animals Equivalent to One Livestock Unit	Maximum Number of Animals Per Acre			
			Lot size 0.5 AC to <5.0 AC	Lot size 5 AC to <10 AC	Lot size 10 AC to <35 AC	Lot size 35 AC or greater
Alpacas	1	1	4	4	NR	NR ¹
Beefalo	1	1	4	4	NR	NR ¹
Bees (Colonies)	0.2	5	20	20	NR	NR
Buffalo	1	1	4	4	NR	NR ¹
Cats	1	1	4 ²	5 ²	8 ²	NR ¹
Cattle	1	1	4	4	NR	NR ¹
Chickens (Hens/Roosters)	.02	50	200	200	NR	NR ¹
Chinchillas	.02	50	2	200	NR	NR ¹
Deer	1	1	4	4	NR	NR ¹
Dogs	1	1	4 ²	6 ²	8 ²	NR ¹
Ducks/Geese	.02	50	200	200	NR	NR ¹
Elk	1	1	4	4	NR	NR ¹
Emus	.066	15	60	60	NR	NR ¹
Ferrets	.02	50	200	200	NR	NR ¹
Game Fowl	--	--	NR	NR	NR	NR ¹
Goats	.125	8	32	32	NR	NR ¹
Guinea Pigs	.02	50	200	200	NR	NR ¹
Horses	1	1	4	4	NR	NR ¹
Llamas	1	1	4	4	NR	NR ¹
Mules	1	1	4	4	NR	NR ¹
Ostriches	.066	15	60	60	NR	NR ¹
Peafowl	--	--	See Note 3	NR	NR	NR ¹
Pigeons	--	--	See Note 3	NR	NR	NR ¹
Rabbits	0.08	12.5	See Note 3	50	NR	NR ¹
Sheep	0.25	4	16	16	NR	NR ¹
Swine	0.25	4	16	16	NR	NR ¹
Turkeys	.02	50	200	200	NR	NR ¹
Type of Use						
Private Kennel/Cattery ⁴	--	--	2 ²	2 ²	2 ²	NR
Commercial Kennel	--	--	See Note 5	See Note 5	See Note 5	See Note 5
LCO	--	--	NA	NA	NA	CUP

NOTES:
¹ The numbers of animals on property over 35 acres in size shall not be regulated, unless the definition of a Livestock and/or Poultry Confinement Operation is met.
² This animal is considered a "household pet" in this category and the number of animals specified shall be counted toward the maximum number of household pets allowed.
³ Allowed by Special Use Permit.
⁴ Maximum allowed by Special Use Permit. The number specified is the maximum additional dogs and/or cats permissible over the number allowed as a Use By Right.
⁵ Allowed by Conditional Use Permit.

Animal Densities and Uses, Cont.

RE, ESTATE DISTRICT	RESIDENTIAL ZONE	<1.0 AC	1 AC to 2.0 AC	>2 AC to 5.0 AC	>5 AC to 10 AC	>10 AC to 35 AC	>35 AC
Maximum Number of Household Pets Allowed		10	20	20	20	30	30
Maximum Number of Livestock Units Allowed		NA	2/AC	2/AC	2/AC	2/AC	2/AC

Type of Animal	Livestock Unit Equivalents	Number of Animals Equivalent to One Livestock Unit	Lot size <1.0 AC	Lot size 1 AC to 2.0 AC	Lot size >2 AC to 5.0 AC	Lot size >5 AC to 10 AC	Lot size >10 AC to 35 AC	Lot size >35 AC
Alpacas	1	1	NA	2/AC ¹	2/AC ¹	2/AC ¹	2/AC ¹	2/AC ¹
Beefalo	1	1	NA	2/AC	2/AC ¹	2/AC ¹	2/AC ¹	2/AC ¹
Bees (Colonies)	0.2	5	NA	5 ³	5 ³	5	10	25
Buffalo	1	1	NA	2/AC	2/AC ¹	2/AC ¹	2/AC ¹	2/AC ¹
Cats	1	1	3 ²	4 ²	4 ²	5 ²	5 ²	5 ²
Cattle	1	1	NA	2/AC ¹	2/AC ¹	2/AC ¹	2/AC ¹	2/AC ¹
Chickens (Hens/Roosters)	.02	50	NA	2/AC ¹	2/AC ¹	4/AC ¹	10/AC ¹	10/AC ¹
Chinchillas	.02	50	2 ²	2 ²	2 ²	4 ²	4 ²	4 ²
Deer	1	1	NA	2/AC	2/AC ¹	2/AC ¹	2/AC ¹	2/AC ¹
Dogs	1	1	2 ²	3 ²	3 ²	4 ²	4 ²	5 ²
Ducks/Geese	.02	50	NA	2/AC ¹	2/AC ¹	4/AC ¹	10/AC ¹	10/AC ¹
Elk	1	1	NA	2/AC ¹	2/AC ¹	2/AC ¹	2/AC ¹	2/AC ¹
Emus	.066	15	NA	5/AC ¹	10/AC ¹	10/AC ¹	10/AC ¹	10/AC ¹
Ferrets	.02	50	2 ²	2 ²	2 ²	5 ²	5 ²	5 ²
Game Fowl	--	--	10 ³	15 ³	25 ³	30	35	40
Goats	.125	8	NA	4/AC ¹	4/AC ¹	4/AC ¹	4/AC ¹	4/AC ¹
Guinea Pigs	.02	50	10 ²	20 ²	20 ²	20 ²	30 ²	30 ²
Horses	1	1	NA	2/AC	2/AC	2/AC	2/AC	2/AC
Llamas	1	1	NA	2/AC ¹	2/AC ¹	2/AC ¹	2/AC ¹	2/AC ¹
Mules	1	1	NA	2/AC ¹	2/AC ¹	2/AC ¹	2/AC ¹	2/AC ¹
Ostriches	.066	15	NA	2/AC ¹	5/AC ¹	5/AC ¹	5/AC ¹	5/AC ¹
Peafowl	--	--	10 ³	15 ³	25 ³	30	35	40
Pigeons	--	--	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3
Rabbits	0.08	12.5	10 ²	20 ²	20 ²	20 ²	30 ²	30 ²
Sheep	0.25	4	NA	4/AC ¹	4/AC ¹	4/AC ¹	4/AC ¹	4/AC ¹
Swine	0.25	4	NA	4/AC ¹	4/AC ¹	4/AC ¹	4/AC ¹	4/AC ¹
Turkeys	.02	50	NA	2/AC ¹	2/AC ¹	4/AC ¹	10/AC ¹	10/AC ¹
Type of Use								
Private Kennel/Cattery ⁴	--	--	4	22	22	22	22	22
Commercial Kennel	--	--	NA	See Note 5	See Note 5	See Note 5	See Note 5	See Note 5
LCO	--	--	NA	NA	NA	NA	NA	NA

NOTES:

- ¹ These livestock are permitted only if the owner or resident is a registered member of a 4-H or FFA or other agricultural educational program.
- ² This animal is considered a "household pet" in this category and the number of animals specified shall be counted toward the maximum number of household pets allowed.
- ³ Allowed by Special Use Permit.
- ⁴ Maximum allowed by Special Use Permit. The number specified is the maximum additional dogs and/or cats permissible over the number allowed as a Use By Right.
- ⁵ Allowed by Conditional Use Permit.

Animal Densities and Uses, Cont.

R-1-A, R-1-C, SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS	<1.0 AC	1 AC to 2.0 AC	>2 AC to 5.0 AC	>5 AC to 10 AC	>10 AC to 35 AC	>35 AC
Maximum Number of Household Pets Allowed	10	20	20	20	30	30

Type of Animal	Lot size <1.0 AC	Lot size 1 AC to 2.0 AC	Lot size >2 AC to 5.0 AC	Lot size >5 AC to 10 AC	Lot size >10 AC to 35 AC	Lot size >35 AC
Alpacas	NA	NA	NA	NA	NA	NA
Beefalo	NA	NA	NA	NA	NA	NA
Bees (Colonies)	NA	5 ²	5 ²	5	10	25
Burros	NA	NA	NA	NA	NA	NA
Buffalo	NA	NA	NA	NA	NA	NA
Cats	3 ¹	4 ¹	4 ¹	4 ¹	5 ¹	5 ¹
Cattle	NA	NA	NA	NA	NA	NA
Chickens (Hens)	NA	NA	NA	NA	NA	NA
Chickens (Roosters)	NA	NA	NA	NA	NA	NA
Chinchillas	2 ¹	3 ¹	3 ¹	3 ¹	4 ¹	4 ¹
Deer	NA	NA	NA	NA	NA	NA
Dogs	2 ¹	3 ¹	3 ¹	3 ¹	4 ¹	4 ¹
Ducks/Geese	NA	NA	NA	NA	NA	NA
Elk	NA	NA	NA	NA	NA	NA
Emus	NA	NA	NA	NA	NA	NA
Ferrets	2 ¹	3 ¹	3 ¹	4 ¹	4 ¹	4 ¹
Game Fowl	NA	NA	NA	NA	NA	NA
Goats	NA	NA	NA	NA	NA	NA
Guinea Pigs	2 ¹	3 ¹	3 ¹	4 ¹	4 ¹	4 ¹
Horses	NA	NA	NA	NA	NA	NA
Llamas	NA	NA	NA	NA	NA	NA
Mules	NA	NA	NA	NA	NA	NA
Ostriches	NA	NA	NA	NA	NA	NA
Peafowl	NA	NA	NA	NA	NA	NA
Pigeons	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2
Rabbits	2 ¹	3 ¹	3 ¹	4 ¹	4 ¹	4 ¹
Sheep	NA	NA	NA	NA	NA	NA
Swine	NA	NA	NA	NA	NA	NA
Turkeys	NA	NA	NA	NA	NA	NA
Type of Use						
Private Kennel/Cattery ³	4	22	22	22	22	22
Commercial Kennel	NA	NA	NA	NA	NA	NA
LCO	NA	NA	NA	NA	NA	NA

NOTES:

¹ This animal is considered a "household pet" in this category and the number of animals specified shall be counted toward the maximum number of household pets allowed.

² Allowed by Special Use Permit.

³ Maximum allowed by Special Use Permit. The number specified is the maximum additional dogs and/or cats permissible over the number allowed as a Use by Right.

Animal Densities and Uses, Cont.

R2, DUPLEX ZONE DISTRICT AND MH, MOBILE HOME ZONE DISTRICTS	<1.0 AC	1 AC to 2.0 AC	>2 AC to 5.0 AC	>5 AC to 10 AC	>10 AC to 35 AC	>35 AC
Maximum Number of Household Pets Allowed	8	15	15	15	25	25

<i>Type of Animal</i>						
Alpacas	NA	NA	NA	NA	NA	NA
Beefalo	NA	NA	NA	NA	NA	NA
Bees (Colonies)	NA	NA	NA	NA	NA	NA
Burros	NA	NA	NA	NA	NA	NA
Buffalo	NA	NA	NA	NA	NA	NA
Cats	2 ¹	3 ¹	3 ¹	3 ¹	4 ¹	4 ¹
Cattle	NA	NA	NA	NA	NA	NA
Chickens (Hens)	NA	NA	NA	NA	NA	NA
Chickens (Roosters)	NA	NA	NA	NA	NA	NA
Chinchillas	2 ¹	3 ¹	3 ¹	3 ¹	4 ¹	4 ¹
Deer	NA	NA	NA	NA	NA	NA
Dogs	2 ¹	3 ¹	3 ¹	3 ¹	4 ¹	4 ¹
Ducks/Geese	NA	NA	NA	NA	NA	NA
Elk	NA	NA	NA	NA	NA	NA
Emus	NA	NA	NA	NA	NA	NA
Ferrets	2 ¹	3 ¹	3 ¹	3 ¹	4 ¹	4 ¹
Game Fowl	NA	NA	NA	NA	NA	NA
Goats	NA	NA	NA	NA	NA	NA
Guinea Pigs	2 ¹	3 ¹	3 ¹	3 ¹	4 ¹	4 ¹
Horses	NA	NA	NA	NA	NA	NA
Llamas	NA	NA	NA	NA	NA	NA
Mules	NA	NA	NA	NA	NA	NA
Ostriches	NA	NA	NA	NA	NA	NA
Peafowl	NA	NA	NA	NA	NA	NA
Pigeons	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2
Rabbits	2 ¹	3 ¹	3 ¹	3 ¹	4 ¹	4 ¹
Sheep	NA	NA	NA	NA	NA	NA
Swine	NA	NA	NA	NA	NA	NA
Turkeys	NA	NA	NA	NA	NA	NA
<i>Type of Use</i>						
Private Kennel/Cattery ²	4	22	22	22	22	22
Commercial Kennel	NA	NA	NA	NA	NA	NA
LCO	NA	NA	NA	NA	NA	NA

NOTES:
¹ This animal is considered a "household pet" in this category and the number of animals specified shall be counted toward the maximum number of household pets allowed.
² Allowed by Special Use Permit.
³ Maximum allowed by Special Use Permit. The number specified is the maximum additional dogs and/or cats permissible over the number allowed as a Use by Right.
⁴ Within the MH Zone District, the numbers listed above apply to individual mobile home lots or spaces.

Animal Densities and Uses, Cont.

R-3, R-4, MULTI-FAMILY ZONE DISTRICTS	
Maximum Number of Household Pets Allowed	5

<i>Type of Animal</i>	
Alpacas	NA
Beefalo	NA
Bees	NA
Buffalo	NA
Burros	NA
Cats	1 ²
Cattle	NA
Chickens (Hens)	NA
Chickens (Roosters)	NA
Chinchillas	2 ²
Deer	NA
Dogs	1 ²
Ducks/Geese	NA
Elk	NA
Emus	NA
Ferrets	2 ²
Game Birds	NA
Goats	NA
Guinea Pigs	2 ²
Horses	NA
Llamas	NA
Mules	NA
Ostriches	NA
Peafowl	NA
Pigeons	See Note 3
Rabbits	2 ²
Sheep	NA
Swine	NA
Turkeys	NA
<i>Type of Use</i>	
Private Kennel/Cattery ⁴	NA
Commercial Kennel	NA
LCO	NA

NOTES:
¹ All Restrictions noted in this table are on a "per unit" basis and apply to each individual unit in a multi-family development.
² This animal is considered a "household pet" in this category and the number of animals specified shall be counted toward the maximum number of household pets allowed.
³ Allowed by Special Use Permit.

Animal Densities and Uses, Cont.

C-0 THROUGH C-5, COMMERCIAL AND I-1, I-2, AND I-3 ZONE DISTRICTS	<1.0 AC	1 AC to 2.0 AC	>2 AC to 5.0 AC	>5 AC to 10 AC	>10 AC to 35 AC	>35 AC
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Type of Animal						
Alpacas	NA	NA	NA	NA	NA	NA
Beefalo	NA	NA	NA	NA	NA	NA
Bees (Colonies)	NA	5	5	10	25	25
Burros	NA	NA	NA	NA	NA	NA
Buffalo	NA	NA	NA	NA	NA	NA
Cats	NA	NA	NA	NA	NA	NA
Cattle	NA	NA	NA	NA	NA	NA
Chickens (Hens)	NA	NA	NA	NA	NA	NA
Chickens (Roosters)	NA	NA	NA	NA	NA	NA
Chinchillas	NA	NA	NA	NA	NA	NA
Deer	NA	NA	NA	NA	NA	NA
Dogs	NA	NA	NA	NA	NA	NA
Dogs, Guard	2 ²	2 ²	2 ²	2 ²	2 ²	2 ²
Ducks/Geese	NA	NA	NA	NA	NA	NA
Elk	NA	NA	NA	NA	NA	NA
Emus	NA	NA	NA	NA	NA	NA
Ferrets	NA	NA	NA	NA	NA	NA
Game Fowl	NA	NA	NA	NA	NA	NA
Goats	NA	NA	NA	NA	NA	NA
Guinea Pigs	NA	NA	NA	NA	NA	NA
Horses	NA	NA	NA	NA	NA	NA
Llamas	NA	NA	NA	NA	NA	NA
Mules	NA	NA	NA	NA	NA	NA
Ostriches	NA	NA	NA	NA	NA	NA
Peafowl	NA	NA	NA	NA	NA	NA
Pigeons	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3
Rabbits	NA	NA	NA	NA	NA	NA
Sheep	NA	NA	NA	NA	NA	NA
Swine	NA	NA	NA	NA	NA	NA
Turkeys	NA	NA	NA	NA	NA	NA
Type of Use						
Private Kennel/Cattery ³	NA	NA	NA	NA	NA	NA
Commercial Kennel	NA	NA	NA	NA	NA	NA
LCO	NA	NA	NA	NA	NA	NA

NOTES:
¹ Non-conforming single family residences located in these zone districts will be required to conform to the requirements of for the R-1-A and R-1-C Zone Districts.
² An additional three (3) guard dogs, over the two (2) allowed as a Use-by-Right, may be allowed by Special Use Permit.
³ Allowed by Special Use Permit.

4-23 MANAGEMENT PLANS**4-23-01 PURPOSE**

Management plans are intended to provide for the long term maintenance and care of open space and other large tracts of land created through the subdivision or Planned Unit Development process.

4-23-02 APPLICABILITY

Any subdivision or Planned Unit Development including a conservation area, common open space, agricultural land or tracts that are not building sites, shall include a management plan as part of the Development Agreement and/or Subdivision Improvements Agreement for that project.

4-23-03 PROCESS

The first application for any sketch plan, preliminary plat or preliminary development plan including conservation area, common open space, agricultural land or tracts that are not building sites, shall include a proposed preliminary management plan. The preliminary plan may be composed of text, graphics and/or photographs and shall include, as a minimum, the following elements:

1. The name of the project;
2. The name, address and phone number of the person preparing the management plan;
3. The name, address and phone number of the person(s) responsible for maintaining the property included in the management plan;
4. The precise, proposed use(s) of the property to be included in the management plan;
5. The goals of the management plan;
6. The legal description of the property included in the management plan;
7. The availability of irrigation water, and if available, the amount of water, the name of the ditch company and the method of delivering the water to the site;
8. A brief narrative describing the methods to be used to control runoff, wind and water erosion, noxious weeds and pests;
9. A description of the current condition of the property, including photographs or other graphic representations of any areas having been identified as needing reclamation, restoration or other special attention;

10. A description by common name and scientific name of any species of plants or animals to be introduced to the site and an explanation of the reasons for such introduction;
11. A description by common name and scientific name of any species of plants or animals to be eliminated from the site, the reasons for such elimination and the time table for elimination;
12. A plan for financing current improvements;
13. A plan for long term maintenance and monitoring of the property; and
14. A contingency plan for maintenance of the property if irrigation water is removed from the site.

4-23-04 REVIEW CRITERIA

The Board of County Commissioners shall consider the following criteria when reviewing a proposed management plan:

1. The proposed management plan includes all the elements described in Section 4-23-03;
2. The management plan provides for best available practices to maintain the property for the uses(s) specified in the management plan;
3. Noxious weeds shall be properly controlled on the property;
4. Wetlands and wildlife habitat included in the property shall be properly protected;
5. An individual or organization is designated to provide an adequate funding mechanism to ensure maintenance and annual monitoring of the property for the life of the project;
6. An adequate mechanism is included in the management plan to keep the County informed of any changes in ownership or responsibility for the management of the property and to report the results of the annual monitoring to the Director of Community and Economic Development~~Director of Planning and Development~~; and
7. The contingency plan is adequate to provide for the long term maintenance of the site if irrigation water is removed from the site or the use of the site changes significantly.

4-23-05 FINAL APPROVAL

Final approval of any applicable subdivision or Planned Unit Development by the Board of County Commissioners shall include consideration of the final management

plan for the site. The management plan shall be included in the Development Agreement or Subdivision Improvements Agreement for the project.

4-23-06 AMENDMENTS

Minor adjustments to management plans may be authorized by the Director of Community and Economic Development~~Director of Planning and Development~~ upon a finding the original intent and purpose of the management plan is preserved. If the Director of Community and Economic Development ~~Director of Planning and Development~~ determines the adjustments are not minor or they will change the intent and purpose of the original management plan, the plan shall be reviewed by the Board of County Commissioners at a public hearing with notice as required for a final plat.

4-24 NONCONFORMING CONDITIONS

4-24-01 CONTINUATION OF USE

A nonconforming use may be continued and a nonconforming building may continue to be occupied, except as both of the foregoing are otherwise provided for in Section 4-24.

4-24-02 REPAIR, MAINTENANCE AND RECONSTRUCTION OF NONCONFORMING STRUCTURES OR USES

4-24-02-01 MINOR REPAIRS PERMITTED

Minor repairs to and routine maintenance of property where nonconforming conditions exist are permitted and encouraged. Such work may require a building permit.

4-24-02-02 MAJOR REPAIRS REQUIRES ZONING APPROVAL

Major repairs (i.e., work or renovation estimated to cost more than fifty percent (50%) of the market value of the structure to be renovated) may be done only in accordance with a zoning review approval and building permit. Major repair work requires approval by the Director of Community and Economic Development~~Director of Planning and Development~~. Major repair work must meet the requirements of Section 4-24-03.

4-24-02-03 DETERMINATION OF THE VALUE OF REPAIRS

In determining the value of repairs for purposes of application of Sections 4-24-02-01 and 4-24-02-02, the following definitions and procedures shall apply:

1. The costs of renovation or repair or replacement shall mean the fair market value of the materials and labor necessary to accomplish the renovation, repair or replacement.
2. The cost of renovation or repair or replacement shall mean the total cost of all intended work. No person may seek to avoid the intent of this Section by doing work incrementally.
3. The market value shall mean either the market value for property for tax purposes, updated as necessary by the increase in the consumer price index since the date of the last valuation, or the valuation determined by

an independent qualified appraiser, mutually selected by the Director of Community and Economic Development~~Director of Planning and Development~~ and the property owner. A qualified appraiser shall be a Member of the Appraisal Institute (M.A.I.) or an Accredited Rural Appraiser (A.R.A.). If a disagreement concerning the valuation occurs, an appraisal shall be requested by the Director of Community and Economic Development~~Director of Planning and Development~~. The property owner shall pay the cost of an appraisal.

4-24-02-04 ZONING REVIEW APPROVAL PROCEDURE AND CRITERIA

The Director of Community and Economic Development~~Director of Planning and Development~~ shall approve issuance of a zoning review approval if the Director of Community and Economic Development~~Director of Planning and Development~~ finds, in completing the renovation, repair or replacement work:

1. No violation of Section 4-24-03 will occur; and
2. The property owner will comply to the extent reasonably possible with all provisions of these standards and regulations applicable to the existing use with the following limitations:
 - a. The property owner shall not lose the right to continue a nonconforming use.
 - b. Compliance with a requirement of these standards and regulations is not reasonably possible if compliance cannot be achieved without adding additional land to the lot where the nonconforming situation is maintained or moving a substantial structure placed on a permanent foundation.

4-24-03 EXTENSION OR ENLARGEMENT OF NONCONFORMING CONDITIONS

4-24-03-01 NO INCREASE IN NONCONFORMITY

Except as specifically provided in this Section 4-24-03, no person may engage in any activity causing an increase in the extent of nonconformity of a nonconforming situation. In particular, physical alteration of structures or the placement of new structures on open land is unlawful if such activity results in:

1. An increase in the total amount of space devoted to a nonconforming use; or
2. Greater dimensional nonconformity with respect to restrictions such as setback requirements, height limitations, density requirements; or

3. Increase in exposure to natural or man-made hazards restricting development. Requirements or restrictions of each applicable overlay zone district must be met prior to allowing any expansion or enlargement of a nonconforming situation.

4-24-03-02 NONCONFORMING USE MAY BE EXPANDED INTO OTHER PORTIONS OF THE SAME BUILDING

A nonconforming use may be extended throughout any portion of a completed building which, when the use was made nonconforming, was manifestly designed or arranged to accommodate such use. However, a nonconforming use may not be extended to additional buildings or to land outside the original building.

4-24-03-03 NONCONFORMING USE MAY NOT BE EXPANDED TO COVER MORE LAND

A nonconforming use of open land may not be extended to cover more land than was occupied by said use when it became nonconforming.

4-24-03-04 NONCONFORMING USE MAY BE INCREASED IN INTENSITY

The volume, intensity, or frequency of use of property where a nonconforming situation exists may be increased and the equipment or processes used at a location where a nonconforming situation exists may be changed if these or similar changes amount only to changes in the degree of activity rather than changes in kind and the increase in activity does not result in a violation of any other provision contained in Section 4-24. In addition, such increases in activity may not violate other requirements of these standards and regulations.

4-24-03-05 SINGLE-FAMILY HOMES MAY BE EXPANDED

Any structure used for single family residential purposes and maintained as a nonconforming use may be enlarged or replaced with a similar structure of a larger size, so long as the enlargement or replacement does not create new nonconformities, that is, nonconformities not in existence at the time of such enlargement or replacement, or increase the extent of existing nonconformities with respect to such matters as setback and parking requirements. The intent is to allow, for example, a room addition for a home, which may have a nonconforming setback. Extension of the nonconforming wall would be allowed as long as the degree of setback encroachment was not increased or a new setback encroachment did not occur. Also, this would allow replacement of a home, which is a primary use (and nonconforming) in an industrial zone district.

The replacement or expansion of a single-family residence is subject to the limitations established by Section 4-24-05.

4-24-03-06 ADMINISTRATIVE REMEDIES FOR EXTENSION OR ENLARGEMENT OF NONCONFORMING CONDITIONS

4-24-03-06-01 REQUEST PERMIT OR REZONING

Those persons owning properties, which have nonconforming uses, may apply for a Special Use Permit, Conditional Use Permit or Rezoning, as appropriate, in an effort to come into compliance with the requirements of these standards and regulations.

4-24-03-06-02 REQUEST VARIANCE

Those persons owning properties with structures or uses with dimensional nonconformities, but a conforming use of land or buildings, may apply to the Board of Adjustment for a variance if they wish to expand or enlarge the structure or use of land.

4-24-03-06-03 APPEAL DETERMINATION TO BOARD OF ADJUSTMENT

Those owners or developers of land who disagree with the interpretation of an administrative official regarding a determination that a nonconforming situation exists may appeal the administrative decision to the Board of Adjustment.

4-24-03-06-04 APPEAL TO DISTRICT COURT

Final decisions of the Board of County Commissioners or Board of Adjustment may be appealed to the District Court in accordance with the provisions of State Statutes.

4-24-03-07 NONCONFORMING MOBILE HOME PARK

4-24-03-07-01 CONTINUATION OF USE OF EXISTING MOBILE HOMES IN A NONCONFORMING MOBILE HOME PARK

Continued use of those owner-occupied mobile homes existing within a nonconforming mobile home park shall be allowed regardless of whether or not past approval of a building permit or occupancy permit was granted by the County, and regardless of whether or not the mobile

home meets the general requirements of the mobile home dwelling zone district, provided the following minimum standards are met:

1. The mobile home remains in its existing location within a nonconforming mobile home park.
2. The mobile home is not subject to a condition which constitutes an immediate public health and/or safety problem for the residents of the mobile home park as determined by the [Director of Community and Economic Development](#)~~Director of Planning and Development~~. Examples of an immediate public health and safety problems include but are not limited to the following: improper installation of gas lines, unstable blocking or tie downs which could cause the unit to collapse, additions to mobile homes considered dangerous structures under provisions of the County Building Code, mobile homes located in a public right of way, mobile homes located over a slope that is considered unstable or excessively steep, inadequate water pressure for fire protection at a particular mobile home or inadequate access within the nonconforming mobile home park which would hinder the ability to reach a particular mobile home for fire fighting purposes, contaminated well water, and blocked or failed individual sewage disposal systems.

4-24-03-07-02 *RECREATIONAL VEHICLES NOT TO BE USED AS DWELLING UNITS*

Residences, which do not meet the definition of mobile home, but are instead considered recreational vehicles or travel trailers, are not considered to be nonconforming under this provision and are not allowed to be used as dwelling units in nonconforming mobile home parks.

4-24-03-07-03 *PLACEMENT OR REPLACEMENT OF A MOBILE HOME IN A NONCONFORMING MOBILE HOME PARK*

Placement of a mobile home on a vacant space or replacement of an existing mobile home within a nonconforming mobile home park is allowed under the following conditions:

1. The mobile home park has placed on file with the County the following:
 - a. A complete site plan which establishes the location of mobile home spaces and utility hookups and the total number of mobile home spaces allowed historically.
 - b. A fire protection plan approved by the applicable fire district addressing the following items: adequate water

- pressure for fire protection, adequate minimum distance for fire hydrants, and adequate access for fire protection purposes.
- c. Demonstration of adequacy of water and sewer service through approval of the Water and Sanitation District serving the park (or approval of well and individual sewage disposal systems by the Division of Water Resources and Tri-County Health Department).
 - d. No mobile homes within the mobile home park have been determined to be subject to a condition, which constitutes an immediate public health, and/or safety problem for the residents as described in Section 4-24-03-07-01.
 - e. Provision of screening or buffering of adjacent less intense uses if determined necessary by the Director of Community and Economic Development~~Director of Planning and Development~~.
2. The new mobile home meets the following placement requirements:
- a. Mobile Home Setbacks
 - (1) *Side Setback*: The minimum required distance between homes, not including any attached structures, is ten (10) feet. The distance between units is measured from the longest dimension side of one unit to the longest dimension side of the other unit.
 - (2) *Rear Setback*: The minimum required distance between homes, not including any attached structures, is six (6) feet. The distance between units is measured from the most narrow dimension side of one unit to the most narrow dimension side of another unit.
 - (3) *Rear to Side Setback*: If the homes are placed such that a most narrow dimension side of one unit is placed in proximity to a longest dimension side of another unit, the setback between these units on those sides, not including any attached structures, is six (6) feet.
 - (4) *Front Setback*: The minimum required distance between a home including any attached structures and the road is three (3) feet.
 - b. Attached or Detached Accessory Structures
 - (1) *Minimum Required Distance Between a Mobile Home and a Detached Accessory Structure*: Three (3) feet from a noncombustible structure and six (6) feet from a combustible structure.

- (2) *Minimum Required Distance Between a Mobile Home and an Attached Accessory Structure Not Used for Living Quarters on an Adjacent Mobile Home:* Three (3) feet from a noncombustible attached structure and six (6) feet from a combustible attached structure.
 - (3) *Minimum Required Distance Between a Mobile Home and an Attached Accessory Structure Used For Living Quarters on an Adjacent Mobile Home:* Ten (10) feet.
 - c. *Off Road Parking:* Two (2) off road parking spaces of nine (9) feet by nineteen (19) feet dimensions are provided for each mobile home, unless the road fronting the mobile home is thirty-five (35) feet or more in width, in which case one (1) on road parking space and one (1) off road parking space of nine (9) feet by nineteen (19) feet dimensions per mobile home is required.
 - d. *Setbacks from Property Lines:* The minimum required setbacks for those mobile homes placed on spaces adjacent to a property boundary line is five (5) feet. A greater setback may be required in those circumstances where a utility easement exists along the property boundary line. If a utility easement exists along the property boundary line, the setback shall be as established by the utility companies. In no case, can the setback be reduced to less than five (5) feet.
 - e. *Minimum Floor Area:* two-hundred-fifty-six (256) square feet.
3. Installation and construction of attached and detached accessory structures are subject to the provisions of the County Building Code.
 4. Set up and tie down provisions of the County Building Code and standards for placement of manufactured homes of the mobile home dwelling zone district shall be met.

4-24-04 CHANGE IN USE

4-24-04-01 CHANGE IN USE TO CONFORM TO SECTION 4-24-03

A change in use of property where a nonconforming situation exists may not be made except in accordance with Section 4-24-03.

4-24-04-02 CHANGE IN USE TO CONFORMING USE PERMITTED

If the intended change in use is a principal use permissible in the zone district where the property is located, and if all of the other requirements of these

standards and regulations can be complied with, permission to make the change must be obtained in the same manner as permission to make the initial use of a vacant lot. Once conformity with the provisions of these standards and regulations is achieved, the property may not revert to its nonconforming status.

4-24-04-03 CHANGE IN USE TO CONFORM TO SECTION 4-24-03

If the intended change in use is to a principal use permissible in the zone district where the property is located, but all of the requirements of these standards and regulations cannot reasonably be complied with, then the change is permissible if the entity authorized to issue a permit for that particular use issues the required permit which would authorize the change. Conditions may be placed on any permit issued in order to mitigate any impact, which would result from not meeting these standards and regulations. This permit may be issued if the permit issuing authority finds, in addition to any other findings which may be required by these standards and regulations, that:

1. The intended change will not result in a violation of Section 4-24-03; and
2. All of the applicable requirements of these standards and regulations can reasonably be complied with will be complied with. Compliance is not reasonably possible if compliance cannot be achieved without adding additional land to the lot where the nonconforming situation is maintained or moving a substantial structure placed on a permanent foundation. In no case may an applicant be given permission to construct a building or add to an existing building if additional nonconformities would be created.

4-24-04-04 CHANGE IN USE TO CONFORM TO SECTION 4-24-03

If the intended change in use is to another principal use, which is nonconforming in the zone district in which the property is located, then the change is permissible if the permit issuing authority formally approves the change. Conditions may be placed on any permit issued in order to mitigate any impact, which would result from not meeting these standards and regulations. The permit issuing authority may issue the permit if it finds, in addition to other findings which may be required by these standards and regulations, that:

1. The use requested is one which is permissible in some zone districts with either a zoning review approval and building permit, special use, or conditional use permit;
2. The intended change will not result in a violation of Section 4-24-03;
3. All of the applicable requirements of these standards and regulations, which can reasonably be complied with will be complied with. Compliance is not reasonably possible if compliance cannot be achieved without adding additional land to the lot where the nonconforming

situation is maintained or moving a substantial structure placed on a permanent foundation. In no case may an applicant be given permission to construct a building or add to an existing building if additional nonconformities would be created; and

4. The proposed development will have less of an adverse impact on those most affected by it and will be more compatible with the surrounding neighborhood than the use in operation.

4-24-05 ABANDONMENT OF USE AND DISCONTINUANCE OF NONCONFORMING SITUATION

If active and continuous operations are not carried on in a nonconforming use during a continuous period of six (6) months, the building, other structure or tract of land where such nonconforming use previously existed shall thereafter be occupied and used only by a conforming use. Intent to resume active operations shall not affect the foregoing. The burden of proof an operation has been continuous rests with the owner or operator of the use. The evidence an operation has been continuous must be clear, indicate that at the specific time in question the use was in operation, and must be conclusive.

4-24-06 NONCONFORMING LOT

4-24-06-01 NONCONFORMING LOTS USING WELL AND SEPTIC

No lot existing at the time of passage of these standards and regulations or any amendment thereto, shall be required to be reduced or enlarged to conform to the requirements on lot sizes, except those requirements pertaining to the use of individual wells and septic systems.

4-24-06-02 NONCONFORMING LOTS CREATED PRIOR TO JULY 1, 1972

On tracts of land in the A-3 and A-2 zone districts created prior to July 1, 1972, which do not meet the minimum lot size requirement, construction of a single family dwelling shall be allowed subject to the minimum requirements of the A-1 zone district.

4-24-07 NON-CONFORMING USES, STRUCTURES, AND NATURAL OBJECTS LOCATED WITHIN THE AVIATION INFLUENCE AREA

This Section shall not be construed to require the removal, or alteration of any lawful constructed building, structure, or use in existence at the time this regulation is

adopted. Nor shall this section be construed to require any change in the construction, alteration, or intended use of any structure in cases where a building permit for the construction or alteration of a structure was issued prior to the adoption of this Section.

4-24-07-01 NON-CONFORMING USES LOCATED IN NOISE OVERLAY

4-24-07-01-01 **EXISTING SINGLE FAMILY HOMES MAY CONTINUE**

Previously approved and lawfully constructed single family homes may continue, but are subject to the provisions regarding enlargement or reconstruction of the single family homes as cited below.

4-24-07-01-02 **EXISTING UNDEVELOPED LAND ENCOURAGED TO CHANGE USES**

Previously zoned and platted residential areas which are vacant are encouraged to change land uses in order to ensure future compatibility with this overlay zone district.

4-24-07-01-03 **NEW SINGLE FAMILY HOMES MAY BE CONSTRUCTED**

New single family dwellings may be constructed on parcels or lots created prior to the effective date of these standards and regulations, or as allowed by State Statute, or when located on previously zoned and platted residential areas, provided appropriate interior noise level reduction measures are employed during construction.

Plans, which illustrate the noise reduction measures that will be employed, must be certified by a registered professional engineer. Issuance of a certificate of occupancy shall remain dependent upon the faithful execution of the certified noise reduction construction plan as submitted upon building permit application.

4-24-07-01-04 **ENLARGEMENT AND REPLACEMENT OF SINGLE FAMILY HOMES**

Proposals to enlarge, or reconstruct non-conforming single-family residences must employ interior noise level reduction measures for the structure or portion of the structure subject to the building permit.

Plans, which illustrate the noise reduction measures that will be employed, must be certified by a registered professional engineer. Issuance of a certificate of occupancy shall remain dependent upon the faithful execution of the certified noise reduction construction plan as submitted upon building permit application.

4-24-07-01-05 ENLARGEMENT AND REPLACEMENT OF NON-RESIDENTIAL STRUCTURES

Proposals to reconstruct non-conforming office, commercial, or other non-residential structures must employ interior noise level reduction measures for the structure, or portion of the structure occupied by members of the public.

Plans, which illustrate the noise reduction measures that will be employed, must be certified by a registered professional engineer. Issuance of a certificate of occupancy shall remain dependent upon the faithful execution of the certified noise reduction construction plan as submitted upon building permit application.

4-24-07-02 NON CONFORMING USES LOCATED OUTSIDE THE NOISE OVERLAY ZONE DISTRICT AND IN THE AVIATION INFLUENCE AREA

4-24-07-02-01 AIRCRAFT ACTIVITY COVENANT WITH DISCLOSURE REQUIRED

Aircraft Activity Covenant with Disclosure, which acknowledges and permits the creation of noise by aviation operations shall be signed and recorded prior to issuance of a building permit for a residence within the noise overlay zone district.

4-24-07-02-02 LIGHTS AND MARKER INSTALLATION

The owner of any existing nonconforming structure is required to permit the installation, operation, and maintenance of markers and lights as deemed necessary by the aviation authority or operator, to indicate to the operators of aircraft in the vicinity of the aviation facilities the presence of aviation hazards.

ⁱ Adopted by the BOCC on December 16, 2014

**CHAPTER 5—SUBDIVISION DESIGN,
IMPROVEMENTS AND DEDICATION**

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Chapter 5—SUBDIVISION DESIGN, IMPROVEMENTS AND DEDICATION**5-01 GENERAL PROVISIONS****5-01-01 PURPOSE**

It is the purpose of this section to provide uniform and consistent standards, which are to be met in the design and construction of subdivisions in unincorporated Adams County. Also addressed is the proper procedure for entering into subdivision improvements agreements and the securing of collateral to guarantee required public and private improvements.

5-01-02 APPLICABILITY

This chapter shall apply to all subdivisions within unincorporated Adams County.

The terms "subdivision" or "subdivided land" shall include any division of a lot, tract, or parcel of land into two (2) or more lots, tracts, parcels or other divisions of land for sale or development. *Any division of a lot, tract, or parcel of land completed after May 5, 1972 shall be considered illegal.* The terms "subdivision" or "subdivided land" shall not apply to any division, or any parcel, or interest in land which:

1. Creates cemetery lots;
2. Is created by any court in this state pursuant to the law of eminent domain, or by operation of law, or by order of any court in this state if the Board of County Commissioners is given timely notice of any such pending action by the court and given opportunity to join as a party in interest in such proceeding for the purpose of raising the issue of evasion of these standards and regulations;
3. Is created by a lien, mortgage, deed of trust, or any other security instrument;
4. Is created by a security or unit of interest in any investment trust regulated under the laws of this state or any other interest in an individual entity;
5. Creates an interest in oil, gas, coal, gravel, sand, minerals, or water, which is severed from the surface ownership of real property;
6. Creates or conveys only easements and rights-of-way;
7. Is created by the combination of contiguous parcels provided there is only one interest per thirty-five (35) acres in land area;

8. Creates parcels of land, such that the land area of each of the parcels, when divided by the number of interests in any such parcel, results in thirty-five (35) or more acres of land per interest;
9. Is created by a contract concerning the sale of land which is contingent upon the purchaser's obtaining approval to subdivide the land pursuant to the requirements and provisions of these standards and regulations;
10. Is granted to or from the United States; the State of Colorado, county, municipality, or quasi-municipality;
11. Is created by acquisition of land in name of a husband and wife or other persons in joint tenancy or as tenants in common (Note: These interests shall be deemed one interest); or
12. The Board of County Commissioners, pursuant to rules and regulations or resolution, exempts from the definition of the terms "subdivision" and "subdivided land" in accordance with state law.

NOTE: If division of land occurs through any of the above actions, an Exemption from Subdivision shall be filled with the County as determined by the Director of ~~Planning and Development~~ Community and Economic Development.

***Adopted by the BOCC on December 13, 2010**

5-01-03 GENERAL REQUIREMENTS

5-01-03-01 BOARD APPROVAL

No plat of a subdivision shall be approved by the Board of County Commissioners unless it conforms to the provisions of these standards and regulations.

5-01-03-02 BOARD APPROVAL REQUIRED PRIOR TO FILING

All subdivisions within the County shall be filed and recorded in the Adams County Office of the Clerk and Recorder. Subdivision plats may only be filed after having been approved by the Board of County Commissioners. The Board of County Commissioners approval shall be evidenced by the signature of the ~~Chairman~~ Chair of the Board of County Commissioners on the face of the plat. The ~~Chairman~~ Chair shall only sign a plat that has: (1) been approved by the Board of County Commissioners pursuant to the procedures established by these standards and regulations, and (2) has met all the conditions for approval.

5-02 **GENERAL DEVELOPMENT IMPROVEMENTS AND DEDICATIONS
REQUIRED FOR PLATTING**

~~5-02-01 **APPROVAL OF DIRECTOR OF PUBLIC WORKS
TRANSPORTATION REQUIRED**~~

~~Before the Director of Planning and Development Community and Economic Development submits any final plat to the Chairman Chair of the Board of County Commissioners for signature, the Director of Planning and Development Community and Economic Development must be notified by the Director of Public Works Transportation the required improvements have been designed according to the County's various design criteria and construction standards.~~

~~5-02-025-02-01 **PLAT NOTES REQUIRED**~~

~~The County will require specific plat notes to be included on the Final Plat document prior to recording, including, but not limited to notes outlined in the appendices.~~

~~5-02-035-02-02 **NO IMPROVEMENTS TO SUBDIVISION UNLESS APPROVED**~~

~~No improvements shall be made to a subdivision until all required plans, profiles and specifications, including reproducible mylar prints for the improvements, have been submitted to and approved by the Director of Public Works Transportation Community and Economic Development.~~

~~5-02-045-02-03 **CONSTRUCTION PHASING**~~

~~No portion or phase of a subdivision will be granted Preliminary Acceptance until all items identified in the Subdivision Improvements Agreement have been completed. Construction phasing will not be permitted for the purposes of partial acceptance. If the subdivider desires to improve smaller portions of the subdivision, they shall be submitted for review and recorded as individual filings.~~

~~5-02-055-02-04 **SUBDIVISION IMPROVEMENTS AGREEMENT (SIA)**~~

~~At the time the plans, profiles and specifications are approved by the Director of Public Works Transportation and Community and Economic Development, the subdivider shall prepare an agreement providing for the installation of all improvements in the subdivision required by these standards and regulations. The~~

agreement shall address the manner and timing of the completion of all subdivision improvements and the responsibility for payment of the costs of all subdivision improvements. The agreement shall provide for a guarantee by the subdivider of the quality of materials and workmanship of all subdivision improvements for one (1) year after Preliminary Acceptance is granted by the Department of ~~Public Works~~Transportation. As built street construction and drainage plans stamped by a registered Professional Engineer shall be provided to and approved by the Director of ~~Public Works~~Transportation prior to granting Preliminary Acceptance. Subdivision improvements shall include all improvements required by these standards and regulations and all public improvements proposed for installation by the subdivider including, but not limited to, roads, bridges, sidewalks, drainage, water, sewer, utilities, landscaping, buffering, noise mitigation, right-of-way monumentation and any other required actions or improvements to be installed or completed as part of the subdivision. The agreement shall establish collateral adequate for the County to complete the improvement obligations and shall establish an additional twenty (20) percent to cover administration and five (5) percent per year for the term of the subdivision improvements agreement to cover inflation. Such agreement shall establish and set forth the extent to which the County is to participate in the cost of constructing any public improvements, including, without limitation, collector or arterial roads. The agreement shall further require the subdivider fully account to the County for all costs incurred in the construction of any public improvement in which the County is participating, and the books and records of the subdivider relating to such public improvement shall be open to the County at all reasonable times for the purpose of auditing or verifying such costs.

No final plat shall be approved by the County or recorded until such agreement has been fully executed.

A subdivider is entitled to fair-share reimbursement of the cost of any streets and related facilities, storm drainage facilities, and other improvements the County requires the subdivider to construct adjacent to or outside the subdivision.

The process for reimbursement shall be as follows:

1. The original subdivider shall include reimbursement as a line item on the Subdivision Improvement Agreement at the time of subdivision. Said line item shall include a cost breakdown of the off-site improvements intended for reimbursement, subject to:
 - a. The off-site improvements included in the reimbursement agreement may be granted credits for Regional Traffic Impact Fees, but if a credit is granted, reimbursement shall be limited to the amount of the fee credit.
 - b. All cost estimates shall be provided by the developer and shall be subject to review by the Department of ~~Public Works~~Transportation.
 - c. The reimbursement period shall not exceed fifteen (15) years from the date of completion of an improvement and may be less than fifteen (15) years based on a recommendation from the Department of ~~Public Works~~Transportation.

- d. No interest shall be paid on the amount to be reimbursed and the cost estimates shall not be adjusted for inflation if the reimbursement occurs in a future year; and
 - e. All reimbursement agreements shall be subject to approval of the Board of County Commissioners.
2. The Subdivision Improvement Agreement shall be a recorded document, and notice shall be provided to those owners of property that are adjacent to or have presumed use of the improvements by the applicant.
 3. Any such reimbursable costs shall be paid to the subdivider, by the owner or owners of property that is adjacent to or has presumed use of the improvements when that property is developed, subject to:
 - a. The owner(s) of the property that benefits (beneficiary) from the improvements shall enter into a Subdivision Improvement Agreement with Adams County at the time of a submittal of a development application. The beneficiary (property owner(s)) shall be responsible for reimbursement if the original owner who entered into the agreement sells the affected property. The reimbursement agreement (i.e. Subdivision Improvement Agreement (SIA)) shall be recorded with the Adams County Clerk and Recorder by the applicant and shall encumber all future property owner(s).
 - b. The beneficiary shall have one year to reimburse the subdivider that constructed the improvements after final approval of the development as determined by the County.
 - c. An annual inflation amount not to exceed five (5) percent may be included in the Subdivision Improvement Agreement with the beneficiary;
 - d. Published and/or written notice shall be provided to all beneficiaries of the existence of the reimbursement agreement by the applicant;
 - e. All reimbursement agreements shall be subject to approval of the Board of County Commissioners.

5-02-065-02-05 PUBLIC IMPROVEMENTS ACCEPTANCE

5-02-06-045-02-05-01 PRELIMINARY ACCEPTANCE

After all items required by the Subdivision Improvements Agreement have been satisfactorily completed the subdivider may request Preliminary Acceptance be granted by the Department of ~~Public Works~~ Transportation. Upon issuance of Preliminary Acceptance, the subdivider shall begin the one (1) year guaranty period. During this period the subdivider shall be responsible for all maintenance and repairs to the public improvements. Failure by the subdivider to maintain and repair the improvements during this period shall be cause for the Department of

~~Public Works~~Transportation to extend the guaranty period until such work is completed.

~~5-02-06-025-02-05-02~~ **FINAL ACCEPTANCE**

All repairs or replacements of failed materials, specifications or workmanship shall be satisfactorily completed before the Department of ~~Public Works~~Transportation recommends final acceptance of the public improvements to the Board of County Commissioners (BOCC). The BOCC shall grant final acceptance of the public improvements and release of all collateral.

~~5-02-075-02-06~~ **REQUIRED IMPROVEMENTS PRIOR TO THE ISSUANCE OF BUILDING PERMITS**

The following improvements shall be required, completed and have preliminary acceptance granted by the Department of ~~Public Works~~Transportation prior to issuance of a building permit for construction of residential, commercial, or industrial structures:

1. Survey Monuments. The subdivider shall provide the required monumentation installation and records.
2. Sanitary Sewer. The subdivider shall provide adequate lines and stubs to each lot as required by the subdivision approval, if required.
3. Water Mains. The subdivider shall provide adequate mains and stubs to each lot as required by the subdivision approval, if required.
4. Fire Hydrants. The subdivider shall provide sufficient fire hydrants as required by the subdivision approval, if required.
5. Stormwater Drainage. The subdivider shall provide all necessary storm water facilities and appurtenances required by these standards and regulations.
6. Roads. The subdivider shall provide road improvements necessary to serve the lot as identified in the SIA, or lots in accordance with these standards and regulations, if required.
7. Utilities (including communications, electric power, gas, water, sewer). Except as provided, all utility facilities or conduits needed to serve the subdivision shall be installed underground, and, if located in a road right-of-way shall be in place prior to the completion of the road surfacing. To the extent feasible, the underground utilities shall be planned, coordinated and installed in an orderly fashion from deepest to shallowest. Above-ground facilities necessarily appurtenant to underground utilities shall be permitted. New or existing overhead electric transmission lines above forty (40) kilovolts nominal, or is temporary for construction shall be permitted.

5-03 SUBDIVISION DESIGN STANDARDS

5-03-01 GENERAL DESIGN STANDARDS

5-03-01-01 SUBDIVISION TO CONFORM TO DESIGN STANDARDS

Subdivisions and the associated subdivision plat shall conform to the subdivision design standards contained in this section or referenced by this section, and the Adams County Engineering Design and Construction Standards and Specifications contained in these standards and regulations.

5-03-01-02 OPEN SPACE SUBDIVISIONS PROMOTED

Subdivisions that cluster developable lots and preserve open space will be promoted. Cluster subdivisions shall meet the design standards contained in this chapter.

5-03-02 PLANNING AND DESIGN STANDARDS

5-03-02-01 DESIGN TO CONSIDER COMPREHENSIVE PLANS, ZONING, AND THE AREA'S CHARACTER

In designing and planning subdivisions, consideration shall be given to the Adams County Comprehensive Plan, any applicable municipal Comprehensive Plans, the zoning of the property, general character of the area, general requirements of the community and the particular requirements of the neighborhood.

5-03-02-02 DESIGN TO BE COMPATIBLE WITH ADJACENT LAND USES

The design and development of subdivisions shall be compatible with adjacent land uses. Compatibility is achieved when adjacent land uses differing in function, scale, and/or intensity do not create adverse affects upon one another. In areas where different uses abut, a variety of measures may be employed to ensure compatibility, including the use of adequate setbacks, landscaping, barriers or transitions, and building height considerations.

5-03-02-01 MINIMUM SETBACKS/BUFFERS TO ACHIEVE COMPATIBILITY

At a minimum, residences in new subdivisions shall be setback one-hundred (100) feet from a common property line with a non-residential use, and thirty (30) feet from a common property line with an adjacent residential use. Where the setback required by this section is greater than the setback required by the zone district standard, the setback required by this section shall govern.

In addition, all buffer yards landscaping required by the performance standards contained in these standards and regulations shall be designed and installed prior to issuance of any building permits for residential, commercial, or industrial structures. A subdivision improvements agreement and appropriate collateral shall be required to cover the costs of any required landscape buffers prior to platting.

5-03-02-03 DESIGN TO PRESERVE NATURAL AREAS

The design and development of subdivisions shall preserve, insofar as it is possible, the natural terrain, natural drainage, existing topsoil, trees, wildlife habitat and fisheries. When these natural areas are disturbed by development, mitigation may be required to compensate for these losses.

5-03-02-04 HAZARDOUS CONDITIONS TO BE AVOIDED OR ELIMINATED

Land subject to hazardous conditions such as landslides, mud or debris flows, flooding, subsidence, shallow water tables, geologic hazards, open quarries, floods, and non-potable water supply shall be identified and shall not be subdivided until the hazards have been eliminated or will be eliminated by the subdivision construction plans. In the case of new developments to be located downstream of existing or proposed dams, the plans shall comply with the latest edition of the *Rules and Regulations for Dam Safety and Dam Construction* (Rules) of the Office of the State Engineer. Specifically, no occupied structures shall be placed in the area defined by the Dam Failure Inundation Map prepared in accordance with the Rules.

5-03-02-05 DESIGN TO MITIGATE NOISE IMPACTS OF ROADWAYS AND RAILROADS

Noise abatement barriers for sound attenuation purposes may be required for residential developments adjacent to freeways, highways, tollways, railroads, or other heavily traveled transportation corridors where noise levels exceed 60dBA or are anticipated to exceed 60dBA over the life of the project and shall be required where the development fronts a major arterial road or highways as defined in the Adams County Comprehensive Plan. Generally, noise barriers shall

be constructed according to current Colorado Department of Transportation standards except as specifically modified by the standards below.

5-03-02-05-01 NOISE BARRIERS INSTALLED PRIOR TO PLATTING

Noise barriers shall be installed prior to issuance of any building permits for residential, commercial, or industrial structures. A subdivision improvements agreement and appropriate collateral shall be required to cover the costs of any required noise barriers prior to platting.

5-03-02-05-02 BARRIERS REQUIRED IN CERTAIN CIRCUMSTANCES

Noise barriers shall be required in all cases where the nearest residential lot line within a subdivision is located within one-hundred (100) feet of a highway or major arterial road as defined in the Adams County Comprehensive Plan. A bermed landscape area may be used as an alternative to a barrier where the nearest residential lot line within a subdivision is located no closer than seventy-five (75) feet of a highway or arterial road.

5-03-02-05-03 CONSTRUCTION STANDARDS WHEN BERMS USED AS AN ALTERNATIVE TO WALLS

Berms shall not exceed a 3:1 slope, be constructed to 80% of the height of any required barrier walls, and be placed in a manner consistent with the placement of barrier walls.

5-03-02-05-04 BARRIER WALLS AND BERM CONSTRUCTION STANDARDS

In constructing a barrier wall the following standards shall be applied:

1. Residential Development at the Same Elevation as the Road Surface: The barriers shall be setback a maximum of fifteen (15) feet from the right of way line. The barrier should be designed and constructed to break the line-of-sight from the roadway to all residential lots located within one-hundred-fifty (150) feet of the highway or major arterial. Barrier height shall be established based on this line-of-sight requirement and the setback. Barriers shall generally be constructed to a height of eight (8) feet above the residential lot and roadway elevation. However, in no case shall a barrier exceed twelve (12) feet in height. Where barriers must exceed ten (10) feet to obstruct the view of an existing highway or arterial road, berms and vegetation shall be incorporated into the design to provide additional mitigation and reduce the apparent height of the barrier.
2. Residential Development Below the Road Surface: The barriers shall be setback a maximum of fifteen (15) feet from the right-of-way line.

The barrier should be designed and constructed to break the line-of-sight from the roadway to all residential lots located within one-hundred-fifty (150) feet of the highway or arterial. Barrier height shall be established based on this line-of-sight requirement and the setback. Barriers shall generally be constructed to a height of six (6) feet above the residential lot line. However, in no case shall a barrier exceed twelve (12) feet in height. Where barriers must exceed ten (10) feet to obstruct the view of an existing highway or arterial road, berms and vegetation shall be incorporated into the design to provide additional mitigation and reduce the apparent height of the barrier.

3. Residential Development Above the Road Surface: The barriers shall be setback a maximum of twenty-five (25) feet from the right-of-way line. The barrier should be designed and constructed to break the line-of-sight from the roadway to all residential lots located within one-hundred-fifty (150) feet of the highway or arterial road. Barrier height shall be established based on this line-of-sight requirement and the setback. Barriers shall generally be constructed to a height of eight (8) feet above the road surface. However, in no case shall a barrier exceed twelve (12) feet in height. Where barriers must exceed ten (10) feet to obstruct the view of an existing highway or arterial road, berms and vegetation shall be incorporated into the design to provide additional mitigation and reduce the apparent height of the barrier.

5-03-02-05-05 BARRIER WALL MATERIALS

The barrier should be constructed of materials which match the architecture of the buildings associated with the barrier. Brick, stone, or other masonry units should be used for fence columns or walls to add permanence and structure to site development. All barriers should be composed of durable materials and be maintenance free or require minimal maintenance. Wood privacy fences and railroad tie barriers are prohibited. Generally, barriers should be constructed of materials with an A-weighted transmission loss of at least twenty-five (25) dBA. Some materials meeting these specifications include masonry sandstone or concrete-fabricated sandstone (4-6" thick), brick (4-6" thick), concrete with a masonry finish (4-6" thick), stucco on metal lath (1" thick, 4" frame), or solid wood (4" thick).

5-03-02-05-06 BARRIER WALL OPENINGS

Openings in the barrier or reduction in the height of the barrier is encouraged as a means of framing and maintaining views of the mountains and residential neighborhood. Barrier openings are also encouraged to facilitate convenient access to transit stops and to provide continuity of bike or pedestrian trails as an alternative means of transportation. However, openings diminish the effectiveness of barriers. Therefore, openings shall be coordinated so as to

occur where the development has incorporated setbacks to residential lot lines greater than one-hundred-fifty (150) feet. No continuous section of a barrier should exceed five-hundred (500) feet in length. Where breaks in barriers are provided for fire or emergency access or pedestrian access, barrier walls should be offset by 2.5 times the width of the opening.

5-03-02-05-07 *CONSISTENCY OF BARRIER WALL DESIGN*

Barriers shall be constructed of similar designs and materials along each arterial or highway. Once a barrier wall design has been established along an arterial road or highway, said barrier wall design shall be utilized by all subsequent developments along the arterial road or state highway unless an alternative design is approved by the Board of County Commissioners.

5-03-02-06 *DESIGN TO NOT TO ENCROACH INTO FLOODPLAINS*

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. Portions of a lot which are inundated by a 100-year (1% frequency) flood may be platted as easements or out lots. All developable lots affected by a 100 year flood shall meet the minimum Zone District requirements. Land subject to flooding or within a designated 100-year floodplain shall be set aside for uses which will not aggravate the danger of flooding, will not be endangered by flooding, and will not endanger the general health, safety or welfare of the community. Drainage easements for streams and building setbacks from centerlines of streams may be established by the Board of County Commissioners where calculation of a 1% frequency flood event is not practical and/or where the historic high water elevations cannot be ascertained. Building setback distances and width of drainage easements may be based upon a recommendation of the Director of [Public Works Transportation](#).

Where any portion of a developable lot in a proposed subdivision is located within a Flood Control Overlay District, each lot shall be shown to have adequate land area within it for the type of development allowed by the underlying zone district as constrained by the requirements of the Flood Control Overlay District standards and regulations. In addition, base flood elevation data shall be provided for all subdivision proposals where any portion of the subdivision is located within a Flood Control Overlay District.

5-03-02-07 *DESIGN TO AVOID HIGH GROUNDWATER*

Any lands subject to high groundwater (meaning groundwater at an elevation such that basement flooding is reasonably anticipated) shall not be platted for buildable lots with basements unless adequate provisions to prevent groundwater from entering basements have been designed. The design must be completed by a

Colorado licensed professional engineer, and included with building permit applications.

5-03-02-08 DESIGNED TO BE PROTECTED FROM WATER HAZARDS

If a subdivision includes a water hazard such as an irrigation canal, water body or other water channel, necessary design precautions shall be taken to minimize any hazard to life or property, and additional measures such as fencing, water depth indicators, and erection of warning signs shall be taken, to the extent reasonably feasible. Construction of utility improvements shall not be allowed within a water hazard. All measures shall be approved by the Director of [Public Works Transportation](#) in consultation with the owner/operator of the water body, if any.

5-03-03 LOT DESIGN STANDARDS

5-03-03-01 LOT CONFIGURATION TO BE APPROPRIATE FOR DEVELOPMENT TYPE

The lot size, width, depth, shape, and orientation shall be appropriate for the location of the subdivision, for the type of development and use contemplated and for future resubdivision, where appropriate. A lot shall be judged to be configured appropriately if the lot is capable of being used for the intended use in consideration of the zoning and all design and performance criteria established by these standards and regulations.

5-03-03-02 LOT DIMENSIONS TO CONFORM TO ZONING

Lot dimensions shall conform to the requirements of the zone district in which the property is located.

5-03-03-03 LOTS APPROPRIATE FOR DEVELOPMENT

All lots shall be capable of being lawfully developed in accordance with these standards and regulations except for lots to be maintained as open space or other Adams County approved purposes. No subdivision shall create lots physically unsuitable for improvement due to steepness, size, shape, location of watercourses, problems of sewage disposal, drainage, driveway grades, or other natural physical conditions.

5-03-03-04 LOTS USING INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

Where individual sewage disposal systems are being used or proposed, individual lot sizes and shapes must exhibit appropriate dimensions. All lots shall be approved by the Tri-County Health Department for individual sewage disposal systems prior to platting.

***Adopted by the BOCC on December 13, 2010**

5-03-03-05 LOTS TO HAVE SUFFICIENT DEPTH AND WIDTH

The depth and width of lots shall be adequate to provide for off-road service and parking facilities required by the type of use and development contemplated.

5-03-03-06 LOT DEPTH TO WIDTH RATIO

No lot shall have an average depth greater than three times the average width unless the lot width is a minimum of four-hundred-twenty-five (425) feet.

5-03-03-07 CORNER LOTS TO BE WIDER

Corner lots intended for residential use shall have extra width to accommodate the required structure setbacks from both roads.

5-03-03-08 LOT CONFIGURATION

5-03-03-08-01 *DOUBLE FRONTING LOTS*

Lots with double frontage shall be avoided. Double frontage lots shall be permitted in rural areas where the lot size is five (5) acres or greater.

Access for double fronting lots shall be taken from interior subdivision roads, not perimeter collectors or arterials.

5-03-03-08-02 *FLAG LOTS*

Flag lots shall be allowed in all zone districts, but shall only be used where all other subdivision alternatives are impractical. If a reasonable development alternative exists, flag lots shall not be utilized even though their use might allow more lots to be created than other alternatives.

In addition, no flag lot shall be approved where the flag lot is being used as a means of avoiding the construction of public roads, emergency access or the extension of utilities.

The minimum width of the pole of any flag lot shall be thirty (30) feet or be consistent with the minimum width requirements of the particular zone district. The maximum depth of the pole shall be six-hundred (600) feet. Lots shall be required to share access where inadequate frontage exists for multiple accesses to be provided (See access design standards for specific access control standards).

5-03-03-08-03 *WEDGE-SHAPED LOTS*

In the case of irregular or wedge-shaped lots, no lot shall be less than thirty (30) feet in width at the front property line or meet the required minimum lot width of the pertinent zone district. In all cases where a wedge-shaped lot fronts a highway, arterial, or collector, only one (1) access shall be approved for every two-hundred (200) feet of road frontage. Lots shall be required to share access where inadequate frontage exists for multiple accesses to be provided (See access design standards for specific access control standards).

5-03-03-08-04 *LOTS NOT DIVIDED BY ROADS OR LOTS*

No single lot shall be divided by a road, alley, or other lot.

5-03-03-08-05 *SIDE LOT LINES*

Side lot lines shall be substantially at right angles or radial to road right of way lines or road centerlines.

5-03-03-09 *ACCESS TO LOTS BY PUBLIC*

All lots created by a subdivision of land shall front and have access on a dedicated, constructed and maintained public road improved to the specifications required by these standards and regulations (See Chapter 4).

5-03-03-10 *ACCESS TO LOTS BY PRIVATE ROADS*

If the Board of County Commissioners finds the most logical development of land requires lots be created which front and are accessed by a private road or other means of access, the Board of County Commissioners shall make written findings supporting the use of private roads in the form of a waiver from these standards and regulations. Private roads, if approved, shall be constructed and maintained by the property owners. Provisions shall be made to guarantee the roads are maintained for the life of the development through mechanisms approved by the Board of County Commissioners. A maintenance plan shall be submitted as part of the development process.

The need for private roads will be evaluated on a case-by-case basis by the Director of ~~Public Works~~[Transportation Community and Economic Development](#). The Director of ~~Public Works~~[Transportation Community and Economic Development](#) will make a recommendation on the approval and construction of private roads to the Board of County Commissioners as part of the development process. The use of private roads will not be permitted at intersections with public roads if the geometric design of the private road can create a road safety hazard. In addition, intersections of public and private roads shall conform to the Chapter 8 Access Design and Traffic Requirements.

Private roads shall be designed to allow for access of emergency vehicles. This includes, but is not limited to, geometric design of the road to allow for adequate clearance of emergency vehicles, and the use of road construction materials that are able to support these vehicles. Proposed designs for private roads shall be submitted to the appropriate fire district for approval prior to completion of review by ~~Public Works~~[Transportation Community and Economic Development](#) ~~Department~~.

5-03-04 DRAINAGE DESIGN STANDARDS

5-03-04-01 MAINTAIN NATURAL DRAINAGE CHANNELS

Existing drainageways and wetlands should be maintained in their natural state. Significant drainageways shall be incorporated in site development as aesthetic amenities, open space/trail corridors, and wildlife areas. In most cases, drainageways should be left in as natural a state as possible without channelization or engineered structures unless required to prevent erosion or because of special circumstances, or as requested by other agencies. The County may require enhancement of these areas if the areas are damaged.

New drainage channels shall be planted with local plant species that are adapted to the localized environment in which they will be used.

5-03-04-02 RECHARGE PREFERRED

Whenever feasible, drainage systems should be designed and constructed to recharge onsite groundwater by using swales and surface systems, rather than sewers.

5-03-04-03 DRAINAGE TO CONSIDER REGIONAL DRAINAGE NEEDS

Drainage systems should be approached in a regional context which encourages nonstructural systems, whenever possible. A nonstructural strategy accentuates natural onsite drainage, percolation, open channeling, and groundwater recharge.

Natural overland flows, open channels, swales, and large ponds are viewed as important drainage control elements, which may also mitigate pollution, soil erosion, and provide open space and trails used for recreation. Storm sewers and flood control structures should be used only where the natural drainage system is inadequate to handle urban runoff. Some nonstructural control techniques which should be considered include:

1. Limiting land disturbance and grading;
2. Maintaining vegetated buffers and natural vegetation;
3. Minimizing impervious surfaces;
4. Use of terraces, contoured landscapes, runoff spreaders, grass or rock-lined waterways;
5. Use of recharge basins, seepage pits, dry wells, seepage beds, porous pavement or Dutch drains.

5-03-04-04 DRAINAGE SYSTEM TO PROTECT WATER SUPPLY AND QUALITY

The drainage system shall prevent property damage from storm-related runoff, while at the same time protecting water supply and quality.

5-03-04-05 DRAINAGE SYSTEM TO BE MAINTAINED

All drainage improvements shall be owned and maintained by the owner or an association of owners within the subdivision unless the ownership and maintenance obligation is specifically accepted by a public agency which agrees to maintain the drainage improvements and any buildings, structures or other improvements which have been placed on it.

A drainage facility maintenance plan shall be submitted and approved as part of the subdivision process. The maintenance plan shall meet the Adams County Engineering Design and Construction Standards and Specifications. The maintenance plan shall provide an enforcement mechanism for failure to maintain the drainage system to the standards identified within the maintenance plan. The enforcement mechanism shall include penalties and reimbursement mechanisms to cover the costs of enforcement or maintenance for failure to maintain the system. The enforcement mechanism shall be approved by the County Attorney prior to platting. The maintenance plan shall take the general form outlined in Chapter 4.

5-03-04-06 DRAINAGE SYSTEM TO BE DESIGNED AND BUILT TO COUNTY STANDARDS

All storm drainage and erosion control plans shall meet the Adams County Engineering Design and Construction Standards and Specifications. Storm drainage and erosion control systems shall be approved by the Director of ~~Public Works~~ **Transportation** prior to platting. All storm drainage shall conform to adopted basin master plans.

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5-03-04-07 ACCESSIBILITY TO DRAINAGE SYSTEMS

All drainage systems shall provide for reasonable accessibility to allow for maintenance of drainage facilities. Access shall be approved by the Director of ~~Public Works~~ **Transportation** prior to platting.

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5-03-04-08 UTILIZATION OF IRRIGATION DITCHES FOR STORMWATER

Utilization of irrigation ditches for stormwater discharge is discouraged. Any subdivider who proposes to utilize existing irrigation ditches as a means of collecting and conveying stormwater runoff shall submit a written agreement from the irrigation company to utilize their irrigation ditches as a collection and conveyance system. The agreement shall guarantee a perpetual right to discharge the specified volume to the irrigation company's irrigation water collection and conveyance system.

When developing a drainage plan which utilizes irrigation ditches to collect and convey stormwater, the entire irrigation system shall be analyzed to determine the impacts of the proposed stormwater discharges. No discharge to irrigation ditches shall be permitted to increase the potential flooding to any area downstream of the site.

The drainage agreement shall be approved by the County Attorney prior to platting. The drainage plan shall be approved by the Director of ~~Public Works~~ **Transportation** prior to platting.

5-03-05 LANDSCAPING STANDARDS

5-03-05-01 DESIGN TO PROVIDE TREES AND VEGETATION

Plantings shall be required for buffering, screening, or soil erosion protection and are subject to approval of the Board of County Commissioners. All landscaping shall at a minimum meet the landscaping and buffering performance standards contained in these standards and regulations.

5-03-05-02 RIGHT-OF-WAY LANDSCAPING

Right-of-way landscaping shall be required along all arterial and collector roads within or abutting a subdivision. In addition, landscaping shall be required along local streets. A minimum of one (1) shade tree and two (2) shrubs per one-thousand (1000) square feet of right-of-way landscape area shall be provided. Automatic sprinklers shall also be provided for landscaped areas within the right-of-way of all new subdivisions.

The right-of-ways landscaping shall also include a minimum of fifty (50) percent living groundcover in accordance with the landscaping standards contained in the performance standards section of these standards and regulations.

5-03-05-03 DETENTION POND LANDSCAPING

Any areas within a detention pond above that required to accommodate a 50-year, 2-hour storm shall be landscaped in accordance with the landscaping standards contained in the performance standards section of these standards and regulations.

5-03-05-04 LANDSCAPING MAINTENANCE

The property owner's association is responsible for maintenance of the right-of-way landscaping along arterial and collector roads and all detention pond landscaping. The adjacent property owner is generally responsible for maintenance of the right-of-way area adjacent to their property on a local road.

A landscape maintenance plan shall be submitted to and approved by the Director of ~~Planning and Development~~ Community and Economic Development as part of the subdivision process. The maintenance plan shall provide an enforcement mechanism for failure to maintain the landscaping to the standards identified within the maintenance plan. The enforcement mechanism shall include penalties and reimbursement mechanisms to cover the costs of enforcement or maintenance for failure to maintain the right-of-way landscaping. The enforcement mechanism shall be approved by the County Attorney prior to platting. The maintenance plan shall take the general form outlined in Chapter 4.

5-03-05-05 NOXIOUS WEEDS

All subdivisions shall have a noxious weed management plan in place for all lots until they are developed. Once lots are developed, private covenants, conditions, and restrictions should be in place to address individual property owner responsibilities to obey local County and State noxious weed laws. The private covenants, conditions, and restrictions may be enforced by the local homeowner's association.

5-03-06 **ROAD DESIGN STANDARDS**

5-03-06-01 **ROAD SYSTEM**

5-03-06-01-01 **CONFORMANCE WITH TRANSPORTATION PLAN**

The arrangement of roads shall conform to the Adams County Transportation Plan.

5-03-06-01-02 **CONFORMANCE WITH ENGINEERING STANDARDS**

Roadway design including geometric design, lane widths, cul-de-sacs and turnarounds, intersections, sidewalks, and driveways must adhere to the standards and specification contained in the Adams County Engineering Design and Construction Standards and Specifications contained in these standards and regulations. All roadway designs shall be approved by the Director of ~~Public Works~~[Transportation Community and Economic Development](#) prior to platting.

5-03-06-01-03 **ROAD HIERARCHY**

Roads shall be classified in a road hierarchy system with design tailored to function. The road hierarchy system shall be defined by road function and average daily traffic (ADT) defined in the Adams County Engineering Design and Construction Standards and Specifications contained in these standards and regulations.

5-03-06-01-04 **CIRCULATION SYSTEM DESIGN**

The circulation system shall be designed in relation to existing or planned roads to permit safe, efficient, and orderly movement of traffic; to minimize grading requirements; to minimize erosion and provide for efficient and maintainable drainage and utility systems; and to respect the natural features and topography.

In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage high speeds and through traffic on local residential roads, while still providing for the necessary movement of neighborhood automobiles, ample parking, and access by emergency vehicles. Collector roads shall be designed to afford easy access to arterial and other collector roads.

5-03-06-01-05 ROAD CONNECTIONS

Roads shall be designed and right-of-ways shall be platted to permit extension and connection between developments without requiring automobiles, bikes and pedestrians to use highways or arterials, whenever possible. All necessary right-of-ways shall be provided at the time of platting.

5-03-06-01-06 RIGHT-OF-WAY DEDICATIONS

Right-of-ways are designed to accommodate roads, sidewalks, and bike trails in accordance with the Adams County Engineering Design and Construction Standards and Specifications.

All new roads within a subdivision and new roads along the perimeter of a subdivision shall meet the minimum design standards established by these standards and regulations including the dedication of the appropriate public road right-of-way. All existing public roads within the subdivision and existing public roads adjacent to the perimeter of the subdivision shall be brought into conformance with the minimum design standards established by these standards and regulations including dedication of additional right-of-way. Where additional right-of-way is necessary to bring an existing road into conformance with these standards and regulations, the subdivider shall acquire the necessary right-of-way prior to approval of the subdivision. As an alternative to the acquisition of right-of-way by the subdivider, the subdivider may request the County's participation in the right-of-way acquisition either through the County's purchase or condemnation of the right-of-way. It shall be at the County's discretion to participate in the acquisition or condemnation of right-of-way, including the manner and timing of such acquisition. The developer will be required to reimburse the County for all costs associated with the right-of-way acquisition. Such costs include, but are not limited to, property purchase, project administration, appraisals, consultant fees, and legal expenses.

5-03-06-01-07 ALIGNMENT OF ROADS

To the greatest extent possible, alignments of collectors and local roads in sloping areas shall conform to the natural contours of the land.

5-03-06-02 ROAD ACCESS

5-03-06-02-01 SUBDIVISION ABUTTING MAJOR ROADWAY OR RAILROAD RIGHT-OF WAY

When a subdivision abuts a major roadway or railroad right-of-way, service roads parallel to and on each side of such right-of-way at a distance suitable for an appropriate use of the intervening land shall be provided.

5-03-06-03 DEAD-ENDS

5-03-06-03-01 CUL-DE-SACS

Roads that dead-end shall terminate in a cul-de-sac or approved turn-around meeting the Adams County Engineering Design and Construction Standards and Specifications.

5-03-06-03-02 STUB ROADS

In order to ensure dead-end roads are not created, stub roads may be permitted when construction is phased over time only if the road, in its entirety, has been approved in the preliminary plan (plat). Roads which are planned to continue at some future date shall provide a temporary cul-de-sac or turn-around meeting the Adams County Engineering Design and Construction Standards and Specifications.

5-03-06-04 INTERSECTIONS

No more than two (2) roads shall intersect at one point. Intersections of local roads with arterial roads shall only be permitted where no other alternative exists. Offset intersections shall be avoided. All intersection separations shall meet the Adams County Engineering Design and Construction Standards and Specifications.

5-03-06-05 INTERIM CROSS SECTIONS

An interim cross section contains a lower level of street improvements compared to the final cross section (also known as ultimate cross section) classified in the Adams County Transportation Plan. The County may permit the construction of interim cross sections on a case-by-case basis.

5-03-06-06 TRAFFIC CALMING

New subdivisions may be designed to mitigate potential problems associated with cut-through traffic and speeding through the use of neckdowns, traffic circles, or other “traffic-calming” techniques approved by the Director of ~~Public Works~~[TransportationCommunity and Economic Development](#) and the local Fire District.

5-03-06-07 ALLEYS

Alleys may be required along the rear of certain lots in order to provide secondary access. Dead-end alleys shall be avoided where possible; but if unavoidable, dead-end alleys shall be provided with adequate turn-around facilities approved by the Director of ~~Public Works~~[TransportationCommunity and Economic Development](#) and the local Fire District. Alleys shall be maintained as determined by Adams County during the development process.

5-03-07 PEDESTRIAN SYSTEM AND ACCESS DESIGN**5-03-06-08 SIDEWALKS AND TRAILS**

Sidewalks and trails shall be designed in relationship to existing or planned sidewalks and trails to permit safe and convenient pedestrian travel throughout the neighborhood and between other neighborhoods, land uses, schools, and parks. Sidewalks shall be placed parallel to the road, with exceptions permitted to preserve natural features; to provide visual interest; to facilitate transit access; and to provide connections to residential units and trails. Pathways and trails should be routed efficiently towards transit facilities.

5-03-06-09 PEDESTRIAN ACCESS

The design of the roadway system and pedestrian system shall be integrated, in order to offer pedestrians convenient and safe access to parks, school, open space, shopping areas, and across roadway intersections.

5-03-06-10 BUS BENCHES

Bus benches, shelters, and turnouts shall be required for all existing and proposed bus stops adjacent to and within the site boundaries of a subdivision. Bus facilities and turnouts shall meet the requirements of the transit agency providing service and the Adams County Engineering Design and Construction Standards and Specifications. All bus related facilities [in new subdivisions](#) shall be approved by the Director of ~~Public Works~~[TransportationCommunity and Economic](#)

[Development](#). The County may participate in the construction of bus facilities and turnouts at the discretion of the Board of County Commissioners.

5-03-07 PARKS AND OPEN SPACE

5-03-07-01 PUBLIC OPEN SPACE

Public parkland dedication shall be made in accordance with the parkland dedication standards. Acceptance of lands shall be subject to review and approval by the County or any other agency to which land is to be dedicated. If the County or other agency determines the land would not serve the public interest, the County shall require a payment in lieu of dedication. The County may not preclude utility construction within open space areas.

5-03-07-02 PRIVATE OPEN SPACE

In addition to the minimum public dedication for parks, open space, and recreational facilities, additional private park and open space dedication is encouraged. Private open space shall be formally landscaped unless abutting a natural greenbelt area. Maintenance of private open space area is the responsibility of the property owners or home owners association.

An open space maintenance plan shall be submitted and approved as part of the subdivision process. The maintenance plan shall provide an enforcement mechanism for failure to maintain the open space to the standards identified within the maintenance plan. The enforcement mechanism shall include penalties and reimbursement mechanisms to cover the costs of enforcement or maintenance for failure to maintain the open space. The enforcement mechanism shall be approved by the County Attorney prior to platting. The maintenance plan shall be approved by the Director of ~~Planning and Development~~[Community and Economic Development](#) prior to platting. The County may not preclude utility construction within open space areas.

5-03-07-03 FENCING

All lot fencing within a subdivision shall be uniform in design for each type of fencing provided. Landscaping and berms are the preferred method of providing a buffer, but well-designed perimeter fencing may be approved in certain circumstances. Any perimeter fencing shall be approved by the Director of ~~Community and Economic Development~~[Planning and Development](#).

When used, perimeter fencing shall be constructed to include masonry, painted concrete or stucco columns (2 feet minimum width) spaced a maximum of sixty-five (65) feet apart. In some cases, such as adjacent parks or in special rural

circumstances, the fence may be modified to include low profile split rail fencing. All horizontal supporting structures of wood shall be constructed toward the interior of the subdivision to reduce visibility of the support structures from roads and other public areas. Any required fencing shall be included with the subdivision improvements agreement for the subdivision.

5-04 SUBDIVISION IMPROVEMENTS REQUIRED

The following sections outline the subdivision improvements required for any subdivision approved in the County. The identified improvements shall be guaranteed by a subdivision improvements agreement, and shall be constructed at the expense of the subdivider prior to the issuance of any building permits for residential, commercial or industrial structures unless otherwise provided for in the subdivision improvements agreement.

5-04-01 ROADS, BRIDGES, ALLEYS, AND OTHER PUBLIC IMPROVEMENTS

5-04-01-01 ROADS

All road improvements, such as road pavement, grading, on and off-road parking, shoulders, curbs and curb cuts, turnarounds, and sidewalks, shall be made in conformance with the specifications and standards set forth in the Adams County Engineering Design and Construction Standards and Specifications contained in these standards and regulations, and with other specifications and standards approved by the Board of County Commissioners.

All roads shall be constructed prior to the issuance of a building permit for any residential, commercial or industrial structures. A subdivision improvements agreement and appropriate collateral shall be required for all road improvements.

5-04-01-02 PAVING, CURB & GUTTER, AND SIDEWALK REQUIREMENTS

5-04-01-02-01 GENERAL IMPROVEMENTS

All new developments, including one lot sites on one side of an existing or proposed road, shall improve and construct the perimeter roads to meet current Adams County Engineering Design Standards and Specifications.

All new interior and perimeter roads shall be surfaced with asphalt or concrete. In residential or agricultural zoned subdivisions where average lot sizes are one acre or less, all new interior and perimeter roads shall be surfaced with asphalt or concrete and shall be installed with curb/gutter and sidewalk.

Road intersections classified as collector or higher in urbanized areas shall be surfaced with concrete pavement extending a minimum of 70 feet each direction from the centerline of the intersection. Intersections of local road with roads classified as collector or higher may be paved with hot mix asphalt.

All local residential (excluding rural) and commercial/industrial cul-de-sacs shall be surfaced with asphalt* or concrete pavement in the bubble area.

***Adopted by the BoCC on June 27, 2011.**

5-04-01-02-02 *COMMERCIAL AND INDUSTRIAL IMPROVEMENTS*

All commercial and industrial zoned lots must have curb/gutter and paving regardless of the size of the lots.

5-04-01-02-03 *CURB/GUTTER AND SIDEWALKS TO BE INSTALLED*

All curb/gutter and sidewalks shall be constructed prior to the issuance of a building permit for any residential, commercial or industrial structures. A subdivision improvements agreement and appropriate collateral shall be required for all curb/gutter and sidewalk improvements.

5-04-01-02-04 *WAIVER OF RESPONSIBILITY FOR IMPROVEMENTS*

Curb/gutter/sidewalk improvements may be waived by resolution of the Board of County Commissioners.

5-04-01-03 *BRIDGES*

Where existing bridges on public rights-of-way and adjacent to new developments do not meet the Adams County Engineering Design and Construction Standards and Specifications, the subdivider shall be responsible to widen, lengthen, replace or improve the bridge to meet the Adams County Engineering Design and Construction Standards and Specifications.

Where new structures are required as part of the subdivision public improvements, they shall be constructed prior to the issuance of a building permit for any residential, commercial or industrial structures. A subdivision improvements agreement and appropriate collateral shall be required for all bridge improvements.

5-04-01-04 *ALLEYS*

Alleys shall meet the requirements of the Adams County Engineering Design and Construction Standards and Specifications.

All alleys shall be constructed prior to the issuance of a building permit for any residential, commercial or industrial structures. A subdivision improvements agreement and appropriate collateral shall be required for all alley improvements.

5-04-01-05 **TRAFFIC CONTROL DEVICES, LIGHTING, AND SIGNS**

5-04-01-05-01 **STANDARDS**

Traffic control devices, road name signs, traffic signs, lighting, signals, striping, and pedestrian crosswalks are to be provided in conformance with criteria contained in Adams County Engineering Design and Construction Standards and Specifications and approved by the Director of ~~Public Works~~ [Transportation](#).

5-04-01-05-02 **TRAFFIC CONTROL DEVICES AND ROAD SIGNS.**

The County shall install all road signs and traffic control devices. The subdivider shall pay all costs associated with the installation of road signs and traffic control devices. All road sign and traffic control device costs shall be paid to the county prior to platting.

5-04-01-05-03 **ROAD LIGHTING**

Road lighting facilities shall be installed in all subdivisions except residential and agricultural subdivisions with average lot sizes greater than one (1) acre. Light for safety shall be provided at intersections, between buildings, and in parking areas. Specific illumination guidelines for roads, parking, and pedestrian areas are set forth in the Adams County Engineering Design and Construction Standards and Specifications.

5-04-01-06 **LANDSCAPING**

5-04-01-06-01 **RIGHT-OF WAY LANDSCAPING**

Right-of-way landscaping shall be installed along all arterial and collector roads within or abutting a subdivision prior to the issuance of a building permit for any residential, commercial or industrial structures. Unless the local road right-of-way landscaping is installed by the subdivider, the adjacent property owner is responsible for installation of the right-of-way area landscaping adjacent to their property along a local road prior to final inspection and occupancy of any residential, commercial or industrial structures. A subdivision improvements agreement and appropriate collateral shall be required for all landscaping improvements to be installed by the subdivider.

5-04-01-06-02 DETENTION POND LANDSCAPING

Detention pond landscaping shall be installed prior to the issuance of a building permit for any residential, commercial or industrial structures. A subdivision improvements agreement and appropriate collateral shall be required for all detention pond landscaping improvements.

5-04-01-06-03 OPEN SPACE LANDSCAPING

Open space landscaping shall be installed prior to the issuance of a building permit for any residential, commercial or industrial structures. A subdivision improvements agreement and appropriate collateral shall be required for all open space landscaping improvements.

5-04-01-06-04 PLANT SIZES

The minimum sizes required in the right-of-way and detention areas are 2½" caliper deciduous or ornamental trees, 6' evergreens, and 5-gallon shrubs or better. Twenty (20) percent of the trees shall be 3" caliper deciduous or ornamental trees and 8' evergreens or better. The caliper of all trees shall be measured at a point one (1) foot above grade level.

5-04-02 EASEMENTS**5-04-02-01 EASEMENT LOCATION**

Easements shall be located so as to provide efficient installation and maintenance of utilities, drainage, vehicular and pedestrian access, emergency access, detention/retention facilities, water channels and flow courses, and fire protection purposes. The location of easements and the maintenance responsibility, where applicable, shall be shown on the plat.

Utility easements shall be provided in accordance with the serving entity or applicable authority.

Utility easements shall be identified for electric, natural gas, telephone, cable television, water, sewer, and drainage facilities prior to platting. Additional utility easements may be granted to the utility, public or private, as the development progresses and points of service are defined. Gas easements shall be located on private property immediately adjacent to all platted roadways.

5-04-02-02 UTILITY EASEMENT STANDARDS

Utility easements shall meet the requirements of the Adams County Engineering Design Standards and Specifications.

All easements for the public utility companies for the installation and maintenance of utilities, including, but not limited to, electric lines, gas lines, telephone lines, water lines, and sewer lines, shall include the right to trim interfering trees and brush and a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines. Utility easements shall not impair the purpose of drainage or access easements.

5-04-03 FIRE PROTECTION

Fire protection facilities shall be reviewed and approved by the appropriate Fire Protection District. All required fire improvements shall be constructed prior to the issuance of a building permit for any residential, commercial or industrial structures. A subdivision improvements agreement and appropriate collateral shall be required for all fire improvements.

5-04-04 UTILITIES

5-04-04-01 UNDERGROUND INSTALLATION

All electric and communication utility lines and services, and all road lighting circuits, except as hereinafter provided, shall be installed underground, and road lighting shall be provided by means of the utilities standard ornamental facilities.

5-04-04-02 EXCEPTIONS FROM UNDERGROUND UTILITY REQUIREMENTS

Exceptions from underground utility requirements shall be the following:

1. Transformers, switching boxes, terminal boxes, meter cabinets, pedestals, ducts and other facilities necessary appurtenant to such underground and road lighting facilities may be placed above ground within the utility easement provided therefore, or within the road or other public place after plans for such facilities and location thereof, have been approved by the Director of ~~Transportation~~ Community and Economic Development ~~Public Works~~.
2. All facilities reasonably necessary to connect underground facilities to existing or permitted overhead or aboveground facilities.

3. Overhead electric transmission and distribution feeder lines and overhead communication long distance, trunk and feeder lines, existing or new utility facilities used or useful in serving the subdivision.

5-04-04-03 UTILITIES REQUIRED TO BE INSTALLED

All utility mains and service laterals shall be installed within the right-of-way prior to completion of the public improvements. Public improvements will not be considered complete unless utility facilities are installed. No building permits for any residential, commercial, or industrial structures shall be issued until public improvements are considered complete. If the utilities cannot be installed prior to completion of public improvements, they shall be installed in utility easements outside of the right-of-way. The subdivision improvements agreement and appropriate collateral shall include all utility improvements within the right-of-way. Prior to platting and in accordance with C.R.S. Section 30-28-133, a letter of agreement between the subdivider and the utility serving the site shall be submitted to the County for evidence that provisions have been made for facility sites, easements, and rights of access for electrical and natural gas.

5-04-05 WATER SUPPLY SYSTEMS**5-04-05-01 WATER SUPPLY APPROVAL**

New water supply systems for irrigation, fire protection or other purposes required by the Board of County Commissioners shall be reviewed and approved by the appropriate Fire Protection District, Tri-County Health Department, Colorado Division of Water Resources, and the Colorado Department of Public Health and Environment Water Quality Control Division.

5-04-05-02 GENERAL WATER SUPPLY REQUIREMENTS

All water supply systems for new subdivisions shall be required to provide sufficient quantities of supplies to meet both projected "interior" (commercial, residential, etc.) and emergency fire fighting demands on a continuous year round basis. In addition, sufficient seasonal supplies to irrigate required external landscaping shall be provided.

5-04-05-03 WATER SUPPLY FACILITIES

All common water supply sources, storage facilities, and conveyances or delivery systems shall be installed prior to the issuance of a building permit for any residential, commercial or industrial structures. A subdivision improvements

agreement and appropriate collateral shall be required for all water supply improvements.

This applies to open canals in subdivisions, as well as all other facilities.

5-04-05-04 SPECIAL DISTRICT WATER SUPPLY SYSTEMS

Special districts intended to be created to offer water service to a subdivision shall submit a service plan for the proposed special district in accordance with Appendix E of these standards and regulations and the Special District Act, C.R.S. 32-1-201, et seq. The special district intending to serve a subdivision shall be approved and formed prior to platting.

5-04-05-05 PUBLIC WATER SUPPLY SYSTEMS

Where the subdivision is within the service area of a public water supply system, the subdivider must furnish evidence of an adequate water supply and ability to serve the subdivision prior to platting. The subdivider shall install complete water system facilities in accordance with the requirements of the water district or adjacent city involved.

5-04-05-06 ONSITE WATER SUPPLY REQUIREMENTS

5-04-05-06-01 GENERAL REQUIREMENTS

All new wells drilled into deep, confined underground aquifers shall be required to be drilled to the bases of their target aquifers in order to prolong the well's useful productivity. Appropriate depths shall be indicated either by plat notes for individual wells, or in common water system plans and specifications, as appropriate. No Certificate of Occupancy for any structure shall be issued until a well driller's certification is submitted confirming this requirement has been satisfied.

5-04-05-06-02 VOLUMETRIC LIMITS FOR INDIVIDUAL WELLS

The Board of County Commissioners may establish volumetric restrictions on any wells developed to serve a subdivision or individual lot. All wells having volumetric restrictions placed on their use by the County shall be required to be metered. Meters shall be of a County-approved and continuous reading type. Meters shall be installed in a location that provides for ease of accessibility and visibility by the County. No taps or other water outlets between the water source(s) and meter(s) will be allowed.

5-04-05-06-03 PUBLIC SUPPLY TO BE CONSIDERED

All subdivisions proposing the use of five (5) or more individual wells shall submit to the County an analysis prepared by a professional qualified to evaluate water delivery systems that compares the efficiency and cost effectiveness of the proposed individual wells and a common or community water delivery system.

5-04-05-06-04 PROOF OF ADEQUATE SUPPLY

Prior to platting, the subdivider shall demonstrate that:

1. The water rights associated with the property are sufficient to serve the proposed subdivision based on the following standards:
 - a. 0.3 acre-feet per year per residence;
 - b. 0.05 acre-feet per year per 1,000 square feet of irrigated lawn, garden, or golf course;
 - c. 0.01 acre-feet per year per horse or similar livestock equivalent unit; and
 - d. Sufficient available water to supply the proposed non-residential uses based on the estimate from the subdivider of the proposed usage and analysis by the County.
2. The subject land is served by a groundwater supply which is sufficient based on its priority date within the Colorado System of Water Rights Administration, the required volume can be extracted from this water right, the capacity of the water supply is sufficient to ensure no water supply shortages will occur due to variations in the hydrologic cycle, the delivery of the water supply to the development is adequate, and the water supply is dependable in quantity and quality based on a minimum useful life of three-hundred (300) years. A minimum 300-year useful life means the water supply from both a static and dynamic basis will be viable for a minimum 300-year period. The static analysis shall include evaluation of the volume of water that is appropriable for the proposed subdivision. The dynamic analysis shall evaluate whether the appropriable water supply is sustainable for three-hundred (300) years, giving consideration to the location and extent of the aquifer, as well as impacts caused by both current and future pumping by others from the aquifer. This requirement applies to individual wells and special district service plans.

5-04-06 INDIVIDUAL WASTEWATER SYSTEMS (INDIVIDUAL SEPTIC SYSTEMS)

***Adopted by the BOCC on December 13, 2010**

5-04-06-01 INDIVIDUAL WASTEWATER SYSTEM APPROVAL

New individual wastewater systems for sanitation or other purposes required by the Board of County Commissioners shall be reviewed and approved by the Tri-County Health Department.

***Adopted by the BOCC on December 13, 2010**

5-04-06-02 MANAGEMENT PROGRAM FOR MAJOR SUBDIVISIONS

The management program for major subdivisions shall include elements that address system maintenance, inspection and pumping, program financing, program enforcement, homeowner education and annual reporting to Tri-County Health Department. Submittal of a system management plan that is acceptable to Tri-County Health Department is required before the Final Plat for the subdivision will be scheduled for public hearing.

For the purposes of this section major subdivisions are classified as those subdivisions containing fifty (50) or more lots in the proposed Preliminary or Final Plat.

The management entity should review and approve plans for additions to homes, changes to landscaping involving filling or cutting of existing grades, new driveways, or any other subsequent improvements that may significantly alter the original drainage and adversely impact the absorption area. Property improvements that may adversely impact drainage and the absorption area should not be allowed. The management entity should make or require a final inspection of these improvements to verify proper drainage.

5-04-06-03 STANDARDS OF REVIEW FOR CONSTRUCTION

All construction requirements pertaining to OWS, shall comply with the requirements of Tri-County Health Department Regulation No. I-02, Individual Sewage Disposal Systems. Other design/construction standards such as the Uniform Plumbing Code are not applicable outside the building footprint, relative to OWS.

5-04-06-03-01 *SIZING OF SYSTEMS BASED ON NUMBER OF BEDROOMS*

Sizing requirements on a per bedroom basis are dependent upon soil conditions and percolation rates. For conventional systems, there are three categories:

1. 325 square feet per bedroom;
2. 450 square feet per bedroom; and
3. 560 square feet per bedroom.

For engineered systems, the per bedroom sizing may range from 800 to 1,600 square feet per bedroom for evapotranspiration systems (ET) and from 1,000 to 2,100 square feet per bedroom for drip irrigation systems.

5-04-06-03-02 *PROHIBITIONS OVER ON-SITE WASTEWATER SYSTEMS (OWS)*

The following shall not be placed over the OWS (septic tanks, building sewers, and absorption areas):

1. Sidewalks;
2. Driveways;
3. Heavy vehicles or equipment parking;
4. Patios;
5. Decks;
6. Irrigated landscaping;
7. Trees and shrubs;
8. Accessory buildings;
9. Irrigated grass;
10. Playgrounds and other play areas;
11. Sprinkler lines;
12. Water lines; and
13. Other utilities (exclusive of electrical wiring to OWS pumps and other electrical appurtenances)

OWS (tank and absorption areas) shall be marked or delineated in some manner, which may include fencing, or some other type of permanent marker near the four corners of the absorption area and near the septic tank.

5-04-06-03-03 *EXPANSION OF BEDROOMS OR HOME REMODELING*

Prior to issuance of a Building Permit for the construction of additional bedrooms in a home served by OWS, the County shall require approval from

Tri-County Health Department. Proof of adequate maintenance, pumping and/or inspection may be required prior to approval from Tri-County Health Department. If the OWS is malfunctioning, a repair permit may also be required.

5-04-06-03-04 *SYSTEM MAINTENANCE, INSPECTION AND PUMPING*

The following section describes in general terms, what needs to occur to ensure proper maintenance, inspection and pumping of OWS. A management entity may adopt an implementation plan, subject to Tri-County Health Department approval.

1. Maintenance shall include protection of the absorption area and inspection of the mechanical components.
2. Inspections and pumping shall include septic tanks and absorption fields (leach fields) and is subject to Tri-County Health Department Regulation No. I-02.

5-04-06-03-05 *PROGRAM FINANCING*

The designated management entity shall establish a mechanism for financing the OWS management program:

1. Special Districts shall specify the financing mechanism in their service plans.
2. Homeowners Associations shall authorize the OWS management program in the Association's initial by-laws and specify the financing mechanism in the section of either the by-laws or covenants that discusses fees for services provided by the Association.
3. If a minor subdivision (less than 50 lots for the purposes of this section) does not have a designated Special District or Homeowner Association, the party or parties responsible for managing OWS shall specify an alternative financing mechanism acceptable to the County.

5-04-06-03-06 *PROGRAM ENFORCEMENT*

The OWS management program shall establish enforcement provisions, to be utilized in the event problems are identified with an OWS and the owner does not take action to correct the problems in a timely manner.

5-04-06-03-07 HOMEOWNER EDUCATION

Each homeowner needs to have basic knowledge about the location, operation, proper use and maintenance of the OWS in order to prevent premature failure of the system. The management entity will maintain copies of the OWS “as built” drawings for each OWS system and will provide each homeowner a copy of his or her “as built” system drawing. The management entity will also provide each homeowner a copy of Tri-County Health Department’s document titled “Your Septic System Guidelines and Records”. If a property transfer occurs, the management entity will provide these two documents to each successive property owner. The management entity shall coordinate with Tri-County Health Department to obtain copies of “as built” system drawings. The management entity is encouraged to develop an ongoing educational program. Education can be in the form of periodic articles in utility bills or homeowner association (HOA) newsletters, or presentations and/or discussions at HOA meetings or other community gatherings. The managing entity can contact the Tri-County Health Department for assistance in developing and delivering the educational program.

5-04-06-03-08 ANNUAL REPORTING TO TRI-COUNTY HEALTH DEPARTMENT

By December 31st of each year, designated management entities for subdivisions that are subject to these requirements for management of OWS systems shall submit a report to Tri-County Health Department. (Subdivisions that have not had any certificates of occupancy issued before September 1st of the calendar year may defer submitting an annual report until December 31st of the following year.) At a minimum, the report shall contain the following information:

1. Addresses of homes in the subdivision that received a certificate of occupancy during the calendar year and the date of issuance of each certificate of occupancy.
2. The current year’s inspection report for each OWS.
3. A notation either that no problems were found at the time the system was inspected or pumped, or a description of the problem(s) identified when the system was inspected or pumped, actions taken to correct the problem, and the outcome.
4. The name, address, phone/fax numbers and e-mail address (if applicable) of the managing entity’s contact person for the OWS management program.

Electronic annual reports are encouraged. However, Tri-County Health Department will accept either electronic or hard copy reports. In preparing the draft OWS management plan, the management entity is encouraged to contact Tri-County Health Department to establish an acceptable report format and procedure. The annual reporting procedure shall be outlined in the draft OWS management plan that the managing entity or its representative submits to Tri-County Health Department for review and comment.

5-04-06-03-09 *MANAGEMENT PROGRAMS FOR SUBDIVISIONS WITHOUT A MANAGEMENT ENTITY*

Some subdivisions have too few homes to warrant the creation of a Homeowner Association and are not served by a Special District. Therefore, since alternative management options are not yet offered through the private sector, these subdivisions do not have access to a feasible management entity. Until such time as other comprehensive OWS management arrangements become available, a practicable OWS management program for minor subdivisions (less than 50 lots for the purposes of this section) shall consist of the following elements:

1. The developer shall provide each property owner a copy of Tri-County Health Department's "Septic System Guidelines and Records". This brochure educates homeowners on how to use and maintain their OWS to prevent failure and prolong the life of systems. Developers are encouraged to work with Tri-County Health Department and homebuilders in the subdivisions to determine the most effective way to distribute the brochures to homeowners.
2. Each property owner shall have their septic tank pumped and inspected by a systems cleaner licensed by Tri-County Health Department at least once every four (4) years. As proof of compliance with this requirement, property owners shall submit a receipt to the Commerce City office of Tri-County Health Department indicating the septic system has been pumped.

5-04-07 WATER AND SEWER LINES

5-04-07-01 GUIDELINES FOR WATER MAINS AND SANITARY SEWERS IN NEW SUBDIVISIONS

For developments with existing or new road construction, water and sewer lines shall be stubbed into each lot prior to asphalt/concrete construction.

5-04-07-02 WATER MAINS AND SANITARY SEWER

Water mains and sewer trunk lines shall be located in accordance with the Adams County Engineering Design and Construction Standards and Specifications and the specifications of the water and sewer district, where applicable. All water and sewer system components shall be installed prior to the issuance of a building permit for any residential, commercial or industrial structures. A subdivision improvements agreement and appropriate collateral shall be required for all water mains and sanitary sewer improvements when a subdivision will utilize a public or community system.

5-04-08 MONUMENTS

All monuments and reference tags shall be indicated as to their location on the plat of record and shall be so located on the ground. Installation and specifications for monuments shall be as follows:

1. “Monument” shall mean a rebar, being a minimum of 5/8” inch in diameter and a minimum of thirty inches in length, with a durable cap bearing the Colorado registration number of the surveyor responsible for the establishment of said marker securely affixed to the top of each rebar.
2. “Reference tag” shall mean any type of permanent tag bearing the Colorado registration number of the surveyor responsible for the establishment of said marker.
3. All subdivision monuments shall be set pursuant to Colorado Revised Statutes pertaining to monumentation and surveys.
4. Centerline control monuments shall be set on all interior and exterior streets at all angle points and street intersections; at the beginning, end and point of change of radius of any circular curve; and at the beginning and end of any spiral curve. All street centerline alignment data shall be shown on the face of the plat.
5. All centerline control monuments shall be identified by a punch mark on the cap of each control point, and shall be tied with a reference tag set in the sidewalk where applicable.
6. If any monument required by this section falls within the traffic area of a graveled street or highway, the top of the monument shall be placed ½ foot below the finished roadway surface. If such road surface is any form of pavement, the monument shall include an adjustable monument box and cap, the top of which shall be set flush with the finished pavement surface. Adjustable monument boxes shall be at the expense of the developer.
7. All lot corners shall be marked with a monument and durable cap.

8. A Benchmark based on the Adams County High Accuracy Reference Network (HARN) shall be established if no existing benchmark based on the HARN is within 1000 feet of the project. The Benchmark shall be described on the face of the plat and also recorded on a Colorado Land Survey Monument Record and filed with the State Board of Registration for Engineers and Land Surveyors.
9. All monuments shall be in place and the Survey Certification completed prior to Preliminary Acceptance of roadway construction by Adams County Construction Management Section. A copy of the Benchmark shall be turned in along with the Survey Certification.

5-04-09 NAMING OF ROADS AND SUBDIVISIONS

5-04-09-01 SUBDIVISION NAMES

All subdivisions shall be named. No subdivision shall receive approval by the Planning Commission or the Board of County Commissioners if the name duplicates or could be confused with the name of a subdivision of record on file in the office of the Adams County Office of the Clerk and Recorder.

5-04-09-02 ROAD NAMES

Road names shall not be used that will duplicate or be confused with names of existing roads unless otherwise approved by the Director of [Transportation and Community and Economic Development Department](#)~~Public Works~~. All road names shall be subject to the approval of the Director of [Transportation](#)~~Public Works~~. In all cases, road names shall conform to the Denver Metropolitan Grid System. Collectors which provide access to residential, commercial or industrial development may be named to accommodate the theme of the development upon approval by the County.

5-04-09-02-01 EAST-WEST ROADS

Numbered avenues shall run principally east-west and shall be in numerical sequence. East-west roads located halfway between the numbered avenues should take the name of the proceeding avenue, with the suffix "place." Roads running east-west connecting with an east-west road should take the name of the connecting avenue with the suffix "drive." No other street may use the numbered avenue name with a different suffix. In general, the numerical designations shall change every six-hundred-sixty (660) feet from north to south within the designated grid.

5-04-09-02-02 NORTH-SOUTH ROADS

Named streets, drives, boulevards and ways shall run principally north-south and in general the alphabetical designation shall change every three-hundred-thirty (330) feet from east to west. Roads running halfway between arterials on the established grid may take the name of the proceeding street with the suffix "Court". Roads running north-south connecting with a north-south road may take the name of the connecting road with the suffix "Way." No other street may use the arterial road name with a different suffix.

5-04-09-02-03 NAME CHANGES ON DEFLECTED ROADS

Road name designations shall change from a named road to a numbered road when the road is at an angled deflection of sixty (60) degrees or more unless the road is a loop road or a road which meanders through and serves a single development.

5-04-09-02-04 CURVILINEAR ROADS

Curvilinear roads which cross and run parallel to other roads and result in either alphabetical or numerical road names becoming out of order shall be prohibited.

5-04-09-02-05 INTERSECTIONS

Intersections shall not have the same street names except in the case of a looped street.

5-04-09-02-06 CUL-DE-SACS

Cul-de-sacs with six (6) or fewer lots shall be considered part of the street which they abut and shall not be separately named.

5-04-10 URBAN GROWTH AREAS

All subdivisions within the urban growth boundary of any municipality with which the County has established an intergovernmental agreement concerning development review shall be required to comply with all municipal standards governing subdivision within that municipality.

5-04-11 WAIVERS FROM SUBDIVISION DESIGN STANDARDS

Waivers from the subdivision design and improvement standards shall only be allowed when expressly modified by the Board of County Commissioners based on a

specific request. A waiver is strongly encouraged prior to final development plan (plat) submittal and may only be granted when a request is made in writing.

The request shall describe the proposed waiver and the facts concerning the hardship upon which the request is based. In modifying a subdivision design standard or improvement requirement, the Board of County Commissioners shall find that extraordinary hardships or practical difficulties may result from strict compliance with these standards and regulations, and/or the purpose of these standards and regulations may be served to a greater extent by an alternative proposal. A waiver shall not have the effect of nullifying the purpose of these standards and regulations. Any requested waiver shall be reviewed and acted upon by the Board of County Commissioners prior to scheduling a final development plan (plat) for public hearing.

If a waiver is requested concurrently or following the scheduling of a final development plan (plat) for public hearing, the final plat shall be removed from the consent calendar and a public hearing with public testimony may be necessary to act upon the waiver application.

If a waiver is requested subsequent to a final development plan (plat) approval, the original engineering construction plans shall be deemed null and void and all work shall cease and desist pending the outcome of the waiver application.

*If a waiver is requested without an additional application, the waiver shall be processed before the Board of County Commissioners only. All requirements for cases going before the Board of County Commissioners shall apply as outlined within Section 2-01.**

**Amended by the BoCC on January 28, 2013

5-05 LAND DEDICATION STANDARDS**5-05-01 PURPOSE**

The purpose of this section is to insure adequate land areas and/or funds for the acquisition and development of public sites and open space are made available through the development process to meet the needs of future residents of the County and employees of businesses located in the County. Since the need for public sites is directly proportional to population and employment, and since the County has adopted a policy stating all new development should pay its own way, it is reasonable for those who accommodate population or employment increases through the development of land should provide for the additional need for public sites that the development creates. Public sites and open space needs include parks and recreation facilities, aesthetic natural features, historic sites and structures, school sites and sites for other public buildings, such as fire stations.

5-05-02 REQUIREMENTS FOR LAND DEDICATION AND IMPROVEMENTS

Whenever land is subdivided, the owner of the land shall dedicate land to support new or expanded parks and schools to serve future residents and employees of the proposed subdivision. As an alternative to land dedication, the Board of County Commissioners may require the payment of cash in lieu, or a combination of land and cash in lieu, not to exceed the market value of such land at the time of approval of the subdivision.

All lands dedicated shall be served by the required roads, traffic signalization, utilities, and other public infrastructure necessary to support the use of the dedicated land for parks or schools prior to platting. A subdivision improvements agreement and appropriate collateral shall be required in lieu of providing the required services prior to platting.

5-05-03 PERCENTAGE OF LAND DEDICATED

Requirements for park and school land dedication shall not exceed ten (10) percent of the total gross area of the land within the proposed subdivision except as otherwise provided for by these standards and regulations. If the proposed subdivision is part of a larger subdivision, phased subdivision, or one filing of a series of subdivision filings, the total dedication shall not exceed ten (10) percent of the total subdivision area except as otherwise provided for by these standards and regulations. Land dedication may exceed ten (10) percent for the specific subdivision phase or filing.

5-05-04 SCHOOL LAND DEDICATION

5-05-04-01 TYPE AND SIZE OF PARCEL TO BE DEDICATED

Land dedication to the County for schools shall be suitable for construction of school facilities. Dedicated sites shall be a single parcel and be a minimum of ten (10) acres in size to accommodate an elementary school, twenty-five (25) acres in size to accommodate a junior high school, and forty (40) acres in size to accommodate a senior high school. Parcels shall be sufficiently compact in form to be useable for the intended purpose. The dedicated school land shall be centrally located and have public access and road frontage. The land shall be free of hazards that would threaten the safety of using the land. The land area shall be approved for dedication as a school site by the appropriate school district.

5-05-04-02 CALCULATION OF DEDICATION REQUIREMENT

Land shall be dedicated to support the development of elementary, junior high and senior high schools in the school district within which a subdivision is proposed. Land shall be dedicated at a rate equal to the average number of students per acre. Commercial and industrial subdivision lots shall be exempt from the school land dedication requirement. The Director of [Planning–Community and Economic Development](#) may update the student population per household, without notice, as demographic changes are identified by subsequent U.S. Census Bureau statistics. The Director of [Community and Economic Development](#) shall provide the revised student per dwelling unit multipliers as part of the subdivision application materials package.

The following steps shall be taken in order to determine the public land dedication, or fees in lieu of, for residential development.

1. Multiply the maximum number of dwelling units by the applicable type of household to determine school acreage need.
2. Multiply the maximum number of dwelling units by the applicable type of household to determine the neighborhood park acreage need.
3. Multiply the maximum number of dwelling units by the applicable type of household to determine the regional park acreage need.
4. The total public land dedication equals the sum of subparagraphs 1, 2, and 3, except the total public land dedication for households on land where the average dwelling unit density of a proposed development is less than one (1) dwelling unit per ten (10) acres, the total land dedication fee will be equal to the sum of subparagraphs 1 and 3 only.

5-05-04-02-01 DETERMINATION OF MARKET VALUE

The market value of the zoned and platted, but unimproved, land at the time of approval of the plat shall be presumed to be as set forth below:

Zone District Category	Market Value per Acre
A-2	\$3,543.00
A-1, RE	\$13,662.00
R-1-A, R-1-C, R-2, MH	\$36,888.00
R-3, R-4	\$53,840.00
C-0, C-1, C-2, C-3	\$54,147.00
C-4, C-5, I-1	\$58,313.00
I-2, I-3	\$49,715.00

The foregoing table of market values shall be based upon land sales statistics from the immediately previous two (2) year period, and shall be obtained from recognized published sources. The table shall be annually scheduled for review, in December, and revisions adopted by the Planning Commission and Board of County Commissioners pursuant to the process for amending text in these Regulations.

05-05-04-02-02 BASIS OF DEDICATION FOR RESIDENTIAL DEVELOPMENT

The following table presents the basis for Land Development. The data is taken from the 1980 U.S. Census of Population and Housing for the West Mountain Region (Public Use Sample). If significant changes occur in demographic trends, the assumptions on average household size and student population per household will be changed accordingly.

1. Average Household Size:

Single Family: (A-1, A-2, A-3, RE, R-1-C, R-2)	3.278	persons per household
Two to Four Family Attached: (R-1-C, R-2)	2.533	persons per household
Townhouse: (R-2, R-3)	2.216	persons per household
Garden Apartment:	2.007	persons per household
Mobile Homes:	2.803	persons per household
High Rise:	1.253	persons per household

2. Student Population Per Household:

Single Family:	.775	students per household
Two to Four Family Attached:	.364	students per household
Townhouse:	.303	students per household
Garden Apartment:	.195	students per household
Mobile Home:	.512	students per household
High Rise:	.011	students per household

05-05-04-02-03 URBAN AND RURAL SCHOOL DISTRICT DESIGNATIONS

Although Average Household Size and Student Population Per Household is generally similar throughout the County, the Regulations should recognize differences between urban and rural School Districts. The following is a breakdown of the Districts within Adams County which are considered urban and rural, respectively:

Urban Districts	Rural Districts
Adams County 14	Bennett 29J
Adams-Arapahoe 28J	Byers 32J
Brighton 27J	Deer Trail 26J
Mapleton 1	Keenesburg RE-3(J)
Northglenn-Thornton 12	Strasburg 31J
Westminster 50	Wiggins RE-50(J)

05-05-04-02-04 LAND AREA REQUIRED FOR SCHOOLS PER STUDENT

1. Urban Districts
The land area required is .0260 acres per student. This is based on the total land required for elementary, junior, and senior high schools divided by the total number of students, or 81.25 acres divided by 3,125 students. It was assumed that elementary schools required 11.5 acres for 650 students, junior high schools required 21.75 acres for 675 students, and senior high schools required 48 acres for 1,800 students.
2. Rural Districts
The land area required is .0597 acres per student. This is based on the total land required for elementary, junior, and senior high schools divided by the total number of students, or 60.06 acres divided by 1,006 students. It was assumed that elementary schools required 8.7 acres for 370 students, junior high schools required 17.12 acres for 212 students, and senior high schools required 34.24 acres for 424 students.

05-05-04-02-05 LAND AREA REQUIRED FOR SCHOOLS PER HOUSEHOLD

Single Family:	.021	acres per household
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Two to Four Family Attached:	.010	acres per household
Townhouse:	.008	acres per household
Garden Apartment:	.005	acres per household
Mobile Home:	.014	acres per household
High Rise:	.0003	acres per household

5-05-04-03 EXISTING DWELLINGS

Existing dwellings shall be excluded from the calculation of the school land dedication requirement unless the lot allows for greater density of residential development in which case the dedication requirements shall be calculated based on the maximum potential use of the lot.

5-05-04-04 ACTION CONCERNING LANDS DEDICATED

All lands dedicated for schools shall be conveyed to Adams County by warranty deed and clearly identified on the face of the plat document by a legal description. The conveyance of land or payment of cash in lieu shall be required prior to the recording of the first plat document for the subdivision.

5-05-04-05 CASH-IN-LIEU

Cash-in-lieu of land dedication shall be required when deemed, by the Board of County Commissioners, to be more appropriate in satisfying the needs of the school district and proposed subdivision. Such cases include small developments not able to meet the minimum school site requirements, developments which are served by adjacent facilities that could be expanded to meet the needs of the proposed subdivision or where due to access and other issues the site is inappropriately located to provide long-term service.

The cash-in-lieu shall be equivalent to the full market value of the acreage required for school land dedication.

5-05-05 PARKLAND DEDICATION REQUIREMENTS**5-05-05-01 NEIGHBORHOOD PARK DEDICATION REQUIREMENTS****5-05-05-01-01 CALCULATION OF DEDICATION REQUIREMENT**

Land for neighborhood park sites shall be dedicated at an average rate of six (6) acres per 1,000 residents generated by the proposed subdivision.

Where the average dwelling unit density of a proposed development is less than one (1) dwelling unit per ten (10) acres, the development shall be exempt from the neighborhood park dedication requirement. In addition, commercial and industrial development shall be exempt from the neighborhood park dedication requirement.

Single Family:	.020 acres per household
Two to Four Family Attached:	.015 acres per household
Townhome:	.013 acres per household
Garden Apartment:	.012 acres per household
Mobile Home:	.017 acres per household
High Rise:	.0075 acres per household

5-05-05-01-02 PRIVATE PARKS COUNTED AS FULFILLING REQUIREMENT

Private land dedicated and developed to serve the residents of a subdivision may be credited toward the neighborhood park portion of the land dedication requirement provided provisions are made to maintain and guarantee those amenities are retained for such open space/recreational uses for the life of the subdivision through deed restrictions or other similar mechanisms approved by the Board of County Commissioners.

5-05-05-01-03 TYPE AND SIZE OF PARCEL TO BE DEDICATED

Land may be considered for acceptance for neighborhood park dedication requirements if the following criteria are met:

1. The land for a neighborhood park site shall be a minimum of three (3) acres in size and be accessible to residents within a ½ mile radius.
2. The land shall contain sufficient flat surface to provide for development of active recreation areas.
3. The land shall not be accepted if it is in an exclusive utility or other easement, public road right-of-way, pedestrian walkway required under these standards and regulations, or contains topographical or hazardous obstructions which would preclude development as a neighborhood park.
4. The land should be co-located with school property, if possible.
5. The land area is approved by the appropriate park district or the Adams County Department of Parks and Community Resources.

5-05-05-02 REGIONAL PARK DEDICATION REQUIREMENTS

5-05-05-02-01 CALCULATION OF DEDICATION REQUIREMENT

Land for regional park sites shall be dedicated at an average rate of 4.0 acres per 1,000 residents generated by the proposed subdivision. It is anticipated that expanding commercial and industrial development also create additional demand for regional parks. Therefore, commercial and industrial subdivisions shall be required to dedicate five (5) percent of their total area to regional parks.

Single Family:	.013	acres per household
Two to Four Family Attached:	.010	acres per household
Townhouse:	.009	acres per household
Garden Apartment:	.008	acres per household
Mobile Home:	.011	acres per household
High Rise:	.0050	acres per household

5-05-05-02-02 TYPE AND SIZE OF PARCEL TO BE DEDICATED

Land may be considered for acceptance for regional park dedication requirements if the following criteria are met:

1. The land for a regional park site shall be a minimum of fifty (50) acres in size and be accessible to residents within a 5-mile radius.
2. The land dedicated shall offer natural and scenic quality and shall contain sufficient flat surface to provide for development of active recreation areas, as well as passive recreation areas.
3. The land shall not be accepted if it is in an exclusive utility or other easement, public road right-of-way, pedestrian walkway required under these standards and regulations, or contains topographical or hazardous obstructions which would preclude development as a regional park.
4. The land should be co-located with other regional parkland, if possible.
5. The land area is approved by the appropriate park district or the Adams County Department of Parks and Community Resources.
6. The land dedication shall consider opportunities to expand the site through acquisition of adjacent lands.
7. The land dedication shall support the protection of natural and historical features, scenic vistas, watersheds, timber, and wildlife for parks.

8. The land dedication shall support the continuity of open space links, trails and other major components of the open space system for parks.
9. Lakes, ponds, or reservoirs may be considered provided the area does not exceed fifty (50) percent of the required dedication and the area is contiguous to other acceptable parkland.

5-05-05-03 ACTION CONCERNING LANDS DEDICATED

All lands dedicated for parks shall be conveyed to the County by warranty deed and clearly identified on the face of plat by a legal description. Regional park dedications of land or cash in lieu for subdivisions east of Yulle Mile Road shall be disbursed to the local park and recreation district encompassing the subdivision, if such a district exists according to the provisions set forth in Section 5-05-07-03. The conveyance of land or payment of cash in lieu shall be required prior to the recording of the first plat document for the subdivision.

As an alternative to payment of the entire amount of the cash in lieu, the Board of County Commissioners may consider phasing the payment according to the following criteria:

1. If the total payment exceeds \$100,000, the fee may be split into two payments. The first payment is due prior to recording the plat and the second payment is due prior to the issuance of a Building Permit which would constitute greater than fifty (50) percent of the development.
2. If the total payment exceeds \$200,000, the fee may be split into three payments. The first payment is due prior to recording the plat, the second payment is due prior to the issuance of a Building Permit which would constitute greater than thirty-three (33) percent of the development, and the third payment is due prior to the issuance of a Building Permit which would constitute greater than sixty-six (66) percent of the development.
3. If the total payment exceeds \$300,000, the fee may be split into four payments. The first payment is due prior to recording the plat, the second payment is due prior to the issuance of a Building Permit which would constitute greater than twenty-five (25) percent of the development, the third payment is due prior to the issuance of a Building Permit which would constitute greater than fifty (50) percent of the development, and the fourth payment is due prior to the issuance of a Building Permit which would constitute greater than seventy-five (75) percent of the development,

5-05-05-04 CASH-IN-LIEU

Cash-in-lieu of land dedication shall be required when deemed, by the Board of County Commissioners, to be more appropriate in satisfying the needs of the

present and future residents of the County. No more than two (2) acres of the neighborhood park dedication requirement may be fulfilled by cash-in-lieu of dedication, unless the Board of County Commissioners determines otherwise.

The cash-in-lieu shall be equivalent to the full market value of the acreage required for parkland dedication.

5-05-06 **ADDITIONAL LAND DEDICATIONS**

In the event the Board of County Commissioners determine public sites and open space should be provided in excess of the amount to be dedicated as allowed by this section, the excess dedication shall be reserved on the plat for purchase by the appropriate public authority at the time of platting. The public authority shall purchase the property at the fair market value. Fair market value shall be determined as of the time of filing of final plat based upon the unimproved land value in accordance with the following:

1. The fair market value is determined by the Board of County Commissioners based upon the then assessed value, modified to equal market value in accordance with the current practice of the Adams County Assessor.
2. If the subdivider objects to the determination of the assessor, the subdivider has the option of having the market value determined by an appraisal of the property by an independent appraiser. The independent appraiser shall be selected by mutual agreement of the subdivider and the Adams County Assessor. The independent appraiser's determination of fair market value shall be final and binding on all parties. The appraiser shall be a Colorado registered, licensed, or certified appraiser. The subdivider shall pay the cost of said appraisal.

5-05-07 **USE AND DISTRIBUTION OF LANDS AND CASH-IN-LIEU**

5-05-07-01 **ADMINISTRATION AND LIMITATION ON USE OF LAND AND FEES**

The land and cash-in-lieu received under this section shall be used only for the purpose of providing park and recreational facilities, open space, school sites or other public sites, as appropriate. All cash-in-lieu or proceeds from the sale of dedicated land collected by the County shall be kept in three separate accounts: a schools account, a neighborhood parks account, and a regional parks account. School money shall be categorized by individual school districts. Neighborhood park money shall be categorized by park districts, if they exist. If no park district exists at the time of collection, the park fees shall be categorized according to school district boundaries.

All cash-in-lieu or proceeds from the sale of dedicated land collected by the County shall be used by the County exclusively for the acquisition and development of parks, recreational facilities, schools and other public sites to serve the needs of present and future residents of the County. The eligible uses of cash-in-lieu or proceeds from the sale of dedicated land shall be for site acquisition for new parks or school facilities only.

5-05-07-02 ELIGIBLE ENTITIES FOR DISTRIBUTION

The County may distribute lands or fees-in-lieu to the following entities: School Districts; Metropolitan Districts providing park and recreation services, or Park/Recreation Districts; or the Adams County Department of Parks and Community Resources.

5-05-07-03 DETERMINATION OF NEED AND DISTRIBUTION OF LANDS AND FEES-IN-LIEU

The County may distribute cash-in-lieu or proceeds from the sale of dedicated land to support the use of the cash or proceeds for eligible projects. The cash and proceeds shall be distributed to an eligible entity based on the following criteria:

1. The project for which funds are requested is authorized by the school or park district through a formally adopted plan or a formal resolution.
2. The project for which funds are requested is specific in terms of size, use, location, timing, and cost. A means of funding the entire project is outlined and is reasonable although not all funding has to be in hand at the time of request.
3. The development is in conformance with the Adams County Comprehensive Plan and the Comprehensive Plan for the municipal growth area within which the project is located.
4. If the project consists of site acquisition for or construction of a new facility and the subdivider agrees to submit a site plan and associated drainage or traffic studies for county review.
5. The project for which funding is requested is needed to support new development as justified through: a) demand projections based on existing school enrollment or park use; b) county population projections for the area; or c) approved zoning within the service area demonstrating densities and uses will create demand for the improvement.
6. The need for planning funds has been demonstrated by submittal of a scope of services request or contract describing a specific, growth-related development study with an estimated cost addressing needs outlined by the local school board.

5-06 REGIONAL TRAFFIC IMPACT FEE

5-06-01 FINDINGS

1. Study/Transportation Plan: The Board of County Commissioners of Adams County hereby adopt the Adams County Road Impact Fee Study, which is incorporated by reference into the Adams County Transportation Plan.
2. LOS standard: The Board of County Commissioners of Adams County has determined in the Transportation Plan the County's major road system shall operate at Level of Service "D" to ensure safe and efficient traffic circulation throughout the community.
3. Existing LOS: Adams County's major road system is presently operating at LOS 'D' or better.
4. New Growth in County: Adams County's Transportation Plan projects there will be a significant amount of new growth and development in the County in the next twenty years.
5. Growth-related needs: The Transportation Plan shows the rapid rate of future growth and new development in the County will require a substantial expansion in road capital facilities if LOS "D" is to be maintained on the County's major road system.
6. Revenue shortfall: The revenue generated by this new growth and development under the County's existing fiscal structure will not be adequate to fund the needed road capital improvements necessary to accommodate this new growth and development if desired LOS on the County's major road system is to be maintained.
7. Proportionate share policy: The Board of County Commissioners of Adams County has determined that future growth and new development should contribute its proportionate share of the costs of providing such road capital facilities to the County's major road system.
8. Impact fee preferred: The Board of County Commissioners determined the imposition of a road impact fee is one of the preferred methods of regulating new growth and development in the County in order to ensure new growth and development bears a proportionate share of the costs of the road capital facilities necessary to accommodate new development, and provide for the public health, safety, and welfare.

9. Consistent with Transportation Plan: An impact fee would assist in the implementation and be consistent with the Adams County Transportation Plan, Adams County Comprehensive Plan, and the Road Impact Fee Study.

5-06-02 SHORT TITLE AND AUTHORITY

1. Citation: The Section shall be known and may be cited as the “Adams County Regional Traffic Impact Fee Regulation.”
2. Authority: The Board of Commissioners of Adams County has the authority to adopt this Regulation pursuant to C.R.S. Sections 29-20-101 through 29-20-107, as amended, C.R.S. Sections 29-20-202 through 29-20-204, as amended, C.R.S. Section 30-28-101 et. seq., and all other relevant laws of the State of Colorado.

5-06-03 APPLICABILITY

This Regulation shall apply to all lands in unincorporated Adams County.

5-06-04 INTENT AND PURPOSE

1. General: This Regulation is intended to implement and be consistent with the Road Impact Fee Study and the Transportation Plan.
2. Implementation: This objective is accomplished by requiring all new Traffic Generating Development to contribute its proportionate share of the funds, land, or public facilities necessary to accommodate any impacts on regional road capital facilities having a rational nexus to the proposed land development and for which the need is reasonably attributable to the proposed development.
3. Fair allocation of costs: This Regulation is intended to be consistent with the principles for allocating a fair share of the costs of new public facilities to new users. It approaches the problem of determining the fair share of regional traffic impact costs in a conservative and reasonable manner. This fee will only partially capture the governmental expenditures associated with improving the County’s major road system.
4. Technical support: This Regulation is based primarily upon the Transportation Plan and other technical data and conclusions contained in the Adams County Road Impact Fee Study, all which are incorporated herein by reference.

5-06-05 LEVEL OF SERVICE STANDARD

The Board of County Commissioners have determined the County's major road system shall operate at LOS "D."

5-06-06 IMPOSITION OF FEES

5-06-06-01 TIME AND OBLIGATION OF PAYMENT

1. After the effective date of this Regulation, any person who causes the Commencement of Traffic-Generation Development shall be obligated to pay a road impact fee consistent with the terms of this Regulation. The fee shall be determined and paid to the Impact Fee Administrator at the time of issuance of a building permit for the development. If any credits are due pursuant to Section 5-06-08., Credits, they shall be determined during the approval of the traffic generating development. The fee shall be computed separately for the amount of development covered by the permit, if the building permit is for less than the entire development. If the fee is exacted for Traffic-Generating Development that increases traffic impact because of a change in use, the fee shall be determined by computing the difference in the fee schedule between the new Traffic-Generating Development and the existing Traffic-Generating Development. The obligation to pay the impact fee shall run with the land.
2. Any person who, prior to the effective date of this Regulation, agreed as a condition of development approval to pay a road impact fee shall be responsible for the payment of the fees under the terms of such agreement, and the payment of such fees will be offset against any impact fees otherwise due pursuant to the terms of this Regulation.

5-06-06-02 EXEMPTIONS

The following development shall be exempt from the terms of this Regulation. An exemption must be claimed by the fee payer at the time of application for a building permit.

1. Alterations or expansion of an existing building where no additional dwelling units are created, the use is not changed, and no additional vehicular trips will be produced over and above that produced by the existing use.

2. The construction of accessory buildings or structures not producing additional vehicular trips over and above that produced by the principal building or use of the land.
3. The replacement of a destroyed or partially destroyed building or structure of the same size and use, provided no additional trips will be produced over and above that produced by the original land use.

5-06-06-03 ESTABLISHMENT OF FEE SCHEDULE

1. Any person who causes the Commencement of Traffic-Generating Development, except those persons exempted or preparing an Independent Fee Calculation Study pursuant to Section 5-06-08, Independent Fee Calculation Study, shall pay a road impact fee in accordance with the following fee schedule:

Table 5.1: Traffic Impact Fee Calculations

Road Net Cost Schedule				
Land Use Types	Development Unit	Service Units/		Net Cost
		Development Unit	Net Cost/Service Unit	Development Unit
Single-Family Detached	Dwelling	1.35	\$1,184	\$1,599.07
Multi-Family	Dwelling	0.83	\$1,184	\$983.13
Mobile Home park	Space	0.75	\$1,184	\$888.37
Hotel/Motel	Room	0.86	\$592	\$509.12
Retail Commercial				
Shop Ctr/Gen Retail, less than 100,000 sf	1000 sq. ft.	4.61	\$592	\$2,729.12
Shop Ctr/Gen Retail, 100,000 - 499,999 sf	1000 sq. ft.	3.60	\$592	\$2,131.20
Shop Ctr/Gen Retail, 500,000 - 1 million sf	1000 sq. ft.	3.08	\$592	\$1,823.36
Shop Ctr/Gen Retail, 1 million sf or more	1000 sq. ft.	2.74	\$592	\$1,622.08
Auto Sales/Repair	1000 sq. ft.	3.36	\$592	\$1,989.12
Bank	1000 sq. ft.	11.06	\$592	\$6,547.52
Bldg Materials/Hardware/Nursery	1000 sq. ft.	4.85	\$592	\$2,871.20
Convenience Store	1000 sq. ft.	6.41	\$592	\$3,794.72
Discount Store	1000 sq. ft.	4.59	\$592	\$2,717.28
Furniture Store	1000 sq. ft.	0.54	\$592	\$319.68
Restaurant, Fast Food	1000 sq. ft.	12.96	\$592	\$7,672.32
Restaurant, Sit-Down	1000 sq. ft.	9.00	\$592	\$5,328
Office Institutional				
Office, General	1000 sq. ft.	1.99	\$592	\$1,178.08
Office, Medical	1000 sq. ft.	4.89	\$592	\$2,894.88
Hospital	1000 sq. ft.	1.23	\$592	\$728.16
Nursing home	1000 sq. ft.	0.48	\$592	\$284.16
Church/Synagogue	1000 sq. ft.	0.88	\$592	\$520.96
Day Care Center	1000 sq. ft.	4.23	\$592	\$2,504.16
Elementary/Secondary School	1000 sq. ft.	0.75	\$592	\$444
Industrial				
General Light Industrial	1000 sq. ft.	1.31	\$592	\$775.52
Warehouse	1000 sq. ft.	0.68	\$592	\$402.56
Mini-Warehouse	1000 sq. ft.	0.35	\$592	\$207.20

2. If a fee is based on 1,000 square feet, the square footage of the structure shall be measured in terms of gross floor area. Gross floor area is defined as the area within the outside dimensions of a building including each floor level, halls, lobbies and stairways. It shall not include floor space within the building reserved for parking or loading vehicles and unimproved basement space or separate space used only for building maintenance and utilities or exterior features for the building, such as stairs, porches, walkways and other similar exterior features.
3. If a fee is to be paid for mixed uses, then the fee shall be determined according to the above schedule by apportioning the space committed to uses specified on the schedule.
4. If the type of Traffic-Generating Development for which a building permit is requested is not specified on the fee schedule, the Impact Fee Administrator shall determine the fee on the basis of the fee applicable to the most nearly comparable type of land use on the fee schedule. The Impact Fee Administrator shall be guided in the selection of a comparable type of land use by using trip generation rates contained in the most current edition of the report titled Trip Generation prepared by the Institute of Transportation Engineers (ITE), articles or reports appearing in the ITE Journal, studies or reports prepared by the U.S. Department of Transportation or the Colorado Department of Transportation, or other similar source.
5. In the event the Impact Fee Administrator determines there is no comparable use in the fee schedule, the fee shall be computed by use of an independent fee calculation study as provided in Section h, Independent Fee Calculation Study.

5-06-06-04 PRELIMINARY IMPACT FEE CALCULATION

Any person contemplating establishing a Traffic-Generating Development may request a preliminary determination of the impact fees due from such development. A person requesting a pre-development review impact fee calculation shall complete and submit to the Impact Fee Administrator the proper application form and an application fee. Using the information regarding the proposed traffic generating land development activity as submitted on the application, the Impact Fee Administrator will provide, within fifteen (15) days of the date of submittal of the completed application, a preliminary calculation of the Road Impact Fees due for the proposed Traffic-Generating Development.

5-06-07 INDEPENDENT FEE CALCULATION STUDY

5-06-07-01 GENERAL PROVISIONS

1. The impact fee may be computed by the use of an independent fee calculation study at the election of the fee payer, and for any proposed land development activity for which the Impact Fee Administrator concludes the nature, timing, or location of which is likely to generate impacts costing substantially more to mitigate than the amount of the fee would be generated by the use of the fee schedule.
2. The preparation of the independent fee calculation study shall be the responsibility of the electing party.
3. Any person who requests to perform an independent fee calculation study shall pay an application fee for administrative costs associated with the review and decision on such independent fee calculation study.

5-06-07-02 FORMULA

1. The Independent Fee Calculation Study for the road impact fee shall be calculated by the use of the following formula:

$$\text{Impact Fee} = \text{VMT} \times \text{NET COSTNMT}$$

Where:

$$\text{VIVIT} = \text{TRIPS} \times \% \text{ NEW} \times \text{LENGTH} / 2$$

$$\text{NET COSTNMT} = \text{COSTNIVIT} \times \text{STATE} - \text{CREDITNMT}$$

Where:

VIVIT Vehicle-miles of travel placed by the development on the County arterial system during the PM peak hour

TRIPS Peak hour trip ends during PM peak of adjacent street traffic

% NEW Percent of primary trips, as opposed to passby or diverted-link trips

LENGTH Average length of a trip on County arterial system

- | | |
|-----------|--|
| ÷2. | Avoids double-counting trips for origin and destination |
| COSTNMT | Average cost to create a new vehicle-mile of capacity (VMC) based on planned arterial improvements in Transportation Plan |
| STATE | Reduction factor to account for VMT on non-freeway state arterials as percent of total VMT on non-freeway arterials in County |
| CREDITNMT | Revenue credit per VMT, based on net present value over 20 years of historical average annual capacity-expanding road expenditures per total existing County arterial VMT. |
2. The fee calculations shall be based on data, information or assumptions contained in this Regulation or independent sources, provided:
- a. The independent source is an accepted standard source of transportation engineering or planning data or information; or the independent source is a local study on trip characteristics carried out by a qualified traffic planner or engineer pursuant to an accepted methodology of transportation planning or engineering; and
 - b. The percent new trips factor and average trip length used in the independent fee calculation study, if different from those contained in the Road Impact Fee Study for the same land use type, shall be based on actual surveys conducted in Adams County.

5-06-07-03 PROCEDURE

1. An independent fee calculation study shall be undertaken through the submission of an application for an independent fee calculation study. A potential fee payer may submit such an application. The County shall submit such an application for any proposed Traffic-Generating Development interpreted as one that is not comparable to any land use on the fee schedule, and for any proposed Traffic-Generating Development for which it concludes the nature, timing, or location of the proposed development make it likely to generate impacts costing substantially more to mitigate than the amount of the fee which would be generated by the use of the fee schedule.

2. Within fifteen (15) days of receipt of an application for independent fee calculation study, the Impact Fee Administrator shall determine if the application is complete. If the Impact Fee Administrator determines the application is not complete, a written statement specifying the deficiencies shall be sent by mail to the person submitting the application. The application shall be deemed complete if no deficiencies are specified. The Impact Fee Administrator shall take no further action on the application until it is deemed complete.
3. When the Impact Fee Administrator determines the application is complete, the application shall be reviewed and the Impact Fee Administrator shall render a written decision in twenty (20) days on whether the fee should be modified, and if so, what the amount should be, based on the standards in Section 5-06-08.

5-06-07-04 STANDARDS

If on the basis of generally recognized principles of impact analysis it is determined the data, information and assumptions used by the applicant to calculate the independent fee calculation study satisfies the requirements of this Section, the fee determined in the independent fee calculation study shall be deemed the fee due and owing for the proposed Traffic-Generating Development. The adjustment shall be set forth in a Fee Agreement. If the independent fee calculation study fails to satisfy the requirements of this Section, the fee applied shall be the fee established for the Traffic-Generating Development in Section 5-06-06.

5-06-07-05 APPEAL

1. A fee payer affected by the administrative decision of the Impact Fee Administrator on an application for independent fee calculation study, or on an application for independent fee calculation study initiated by the County staff on the proposed Traffic-Generating Development, may appeal such decision by filing a petition with the Board of County Commissioners. In reviewing the Impact Fee Administrator's decision, the Board of County Commissioners shall make written findings of fact and conclusions of law.
2. This appeal process will not be honored by the Board of County Commissioners without a substantial effort upon the applicant to rectify any fee discrepancies with the Impact Fee Administrator and additional Adams County staff if necessary.

5-06-08 CREDITS

5-06-08-01 GENERAL STANDARDS

1. Any person initiating Traffic-Generating Development may apply for a credit against road impact fee otherwise due, up to but not exceeding the full obligation for impact fees proposed to be paid pursuant to the provisions of this Regulation, for any contribution, payment, construction, or dedication of land accepted and received by Adams County for any Road Capital Improvements on the County's Major Road System identified in the Road Impact Fee Study, which are not contiguous to the Traffic-Generating Development. No credits shall be provided for site-related, contiguous improvements or for improvements to the Major Road System not specifically identified in the Adams County 2020 Roadway Network Map.
2. Credits for contributions, payments, construction or dedication of land for non-contiguous road improvements on the County's major road system in the Road Impact Fee Study shall be transferable in the same development but shall not be transferable for credit against impact fees required to be paid for other public facilities. The credit shall not exceed the amount of the impact fees due and payable for the proposed Traffic Generating Development.
3. The County may enter into a Capital Contribution Front-Ending Agreement with any person initiating Traffic Generating Development who proposes to construct Non-Site Related Road Capital Improvements on the Major Road System and identified on the Adams County 2020 Roadway Network Map. To the extent the fair market value of the construction of these Road Capital Improvements exceed the obligation to pay impact fees for which a credit is provided pursuant to this Section, the Capital Contribution Front-Ending Agreement shall provide proportionate and fair share reimbursement linked to new growth and development's use of the Road Capital Improvement constructed.
4. The Department of ~~Planning and Development~~Community and Economic Development and the Department of ~~Public Works~~Transportation shall endeavor to agree to a condition with a proponent of a Traffic-Generating Development and any potential credits against non-contiguous improvements prior to the public hearing on the Preliminary Plat or Preliminary Development Plan (if applicable). The following example shall be used as a framework for decision-making:

Developer A proposes a 100-lot subdivision;
Subject site is one mile away from the nearest paved road and has a gravel road adjacent to the site;

County regulations require paving of all perimeter roads and internal streets;
Total estimated regional traffic impact fee is \$159,907.07 (100 times \$1,599.07);
Traffic generated from the new development creates a larger demand on the non-contiguous road; and
The total cost to connect the subject site to the nearest paved road is \$359,907

Staff may consider the following alternatives in proposing a condition on a Traffic-Generating Development:

- a. Developer A submits the required regional traffic impact fee at the time of each individual building permit
- b. Developer A submits the required regional traffic impact fee at the time of Final Plat and receives a ten (10) percent discount off the total fee amount.
- c. Developer A constructs the non-contiguous improvements at a total cost not to exceed -\$359,907 (total improvement amount) and is given a credit against the regional traffic impact fee. If additional off-site improvements are required, but not paid for with the total improvement amount, the County may either budget for the balance of the improvements or other developers may construct them in the future. This option is generally discouraged and will only be considered when all other options have been proven to be insufficient.
- d. Developer A constructs the non-contiguous improvements at the total cost of \$359,907 and is given a credit against the regional traffic impact fee. Developer A is reimbursed by other developers (B, C, or D) at the time of their development and in a proportionate share of their improvements.
- e. Developer A provides the County an amount of funds in a manner as determined appropriate by the County in lieu of constructing the required contiguous road improvement, when the contiguous road improvement is part of a larger future County road project indicated on the 5-year plan (unless otherwise determined by the County). No credit for this payment shall be given against the regional traffic impact fee, but at the developer's option, the regional traffic impact fee may be paid in accordance with either alternatives a or b above.

In the event the staff and the proponent cannot reach an agreement regarding the condition, the matter may be forwarded to the Planning Commission for a recommendation and a subsequent final decision by the Board of County Commissioners.

5-06-08-02 CREDIT AGAINST FEES

Credit shall be in an amount equal to fair market value of the land dedicated for right-of-way at the time of dedication, the fair market value of the construction at the time of its completion, or the value of the contribution or payment at the time it is made to Adams County.

5-06-08-03 PROCEDURE FOR CREDIT REVIEW

1. The determination of any credit shall be undertaken through the submission of an Application for Credit Agreement, which shall be submitted to the Impact Fee Administrator.
2. The Application for Credit Agreement shall include the following information:
 - a. If the proposed Application for Credit Agreement involves a credit for any contribution, the following documentation must be provided:
 - i. A certified copy of the development approval in which the contribution was agreed;
 - ii. If payment has been made, proof of payment; or
 - iii. If payment has not been made, the proposed method of payment.
 - b. If the proposed Application for Credit Agreement involves credit for the dedication of land, the following documentation must be provided:
 - i. A drawing and legal description of the land;
 - ii. The appraised fair market value of the land at the date a building permit is proposed to be issued for the Traffic-Generating Development, prepared by a professional Real Estate Appraiser who is a member of the Member Appraisal Institute (MAI) or who is a member of Senior Residential Appraisers (SRA), and if applicable, a certified copy of the development permit in which the land was agreed to be dedicated.
 - c. If the proposed Application for Credit Agreement involves construction, the following documentation must be provided:

- i. The proposed plan of the specific construction prepared and certified by a duly qualified and licensed Colorado engineer or contractor;
- ii. The projected costs for the suggested improvement, which shall be based on local information for similar improvements, along with the construction timetable for the completion thereof. Such estimated cost shall include the cost of construction or reconstruction, the cost of all labor and materials, the cost of all lands, property, rights, easements and franchises acquired, financing charges, interest prior to and during construction and for one (1) year after completion of construction, costs of plans and specifications, surveys of estimates of costs and of revenues, costs of professional services, and all other expenses necessary or incidental to determining the feasibility or practicability of such construction or reconstruction.
- iii. Within Fifteen (15) days of receipt of the proposed Application for Credit Agreement, the Impact Fee Administrator shall determine if the application is complete. If it is determined the proposed Agreement is not complete, the Impact Fee Administrator shall send a written statement to the applicant outlining the deficiencies. The Impact Fee Administrator shall take no further action on the proposed Application for Credit Agreement until all deficiencies have been corrected or otherwise settled.
- iv. Once the Impact Fee Administrator determines the proposed Application for Credit Agreement is complete, it shall be reviewed within twenty (20) days. The Application for Credit Agreement shall be approved if it complies with these standards and regulations.
- v. If the Application for Credit Agreement is approved by the Impact Fee Administrator, a Credit Agreement shall be prepared and signed by the applicant and the County. It shall specifically outline the contribution, payment, construction or land dedication, the time by which it shall be completed, dedicated, or paid, and any extensions thereof, and the dollar credit the applicant shall receive for the contribution, payment or construction.

5-06-08-04 APPEAL OF CREDIT DECISION

A fee payer affected by the decision of the Impact Fee Administrator regarding credits may appeal such decision by filing a petition with the Board of County Commissioners within thirty (30) days of a decision. In reviewing the Impact Fee Administrator's decision, the Board of County Commissioners shall use the standards established in these standards and regulations.

This appeal process will not be honored by the Board of County Commissioners without a substantial effort upon the applicant to rectify any credit discrepancies with the Impact Fee Administrator and additional Adams County staff if necessary.

5-06-09 EARMARKING OF FUNDS**5-06-09-01 BENEFIT DISTRICT**

For the purpose of ensuring fee payers receive sufficient benefit for fees paid, one Road Benefit District is established. The Road Benefit Districts are designated on the Benefit District Map within unincorporated Adams County. Impact fee funds shall be spent within the Benefit District from which the Traffic-Generating Development paying the fee is located.

5-06-09-02 TRUST FUND

There is hereby established the Adams County Regional Traffic Impact Fee Trust Fund for the purpose of ensuring the fees collected pursuant to this Regulation are designated for the accommodation of impacts reasonably attributable to the proposed Traffic-Generating Development.

1. Proceeds collected for the road impact fee shall be placed in the Regional Traffic Impact Fee Trust Fund. Proceeds collected and all interest accrued on such funds shall be used solely for road improvements specifically identified in the Road Impact Fee Study and on the County's Major Road System within the Road Benefit District from which the fees have been collected.
2. Any proceeds in the Road Impact Fee Trust Fund not immediately necessary for expenditure, shall be invested in interest bearing assets. All income derived from these investments shall be retained in the trust fund.
3. Each year, at the time the annual budget is reviewed, the Impact Fee Administrator shall propose appropriations to be spent from the Road Impact Fee Trust Fund to the Board of County Commissioners. After review of the Impact Fee Administrator's recommendation, the Board of

County Commissioners shall either approve or modify the recommended expenditures of the trust fund monies. Any amounts not appropriated from the trust fund together with any interest earnings shall be carried over in the specific trust account to the following fiscal period.

5-06-10 REFUNDS

5-06-10-01 GENERAL

Any fees collected shall be returned to the fee payer or the successor to the fee payer with interest if the fees have not been spent within seven (7) years from the date the building permit for the development was issued, along with interest of six (6%) percent per year (the prevailing interest rate/prime rate). However, the Board of County Commissioners may by resolution extend for up to three (3) years the date at which fees must be refunded. Such an extension shall be made upon a finding within such three (3) year period, that specific road capital improvements on the County's major road system are planned and evidenced by the adoption and incorporation into the Road Impact Fee Study. These road capital improvements shall be constructed within the next three (3) years, and shall be reasonably attributable to the Traffic-Generating Development of the fee payer. The first fee collected shall be the first fee spent.

5-06-10-02 REFUND PROCEDURE

The refund of fees shall be undertaken through the following process:

1. A Refund Application shall be submitted within one (1) year following the end of the seventh (7th) year from the date on which the building permit was issued on the proposed development. If the time of refund has been extended pursuant to Section k.1, the Refund Application shall be submitted within one (1) year following the end of this extension. The Refund Application shall include the following information:
 - a. A copy of the dated receipt issued for payment of the fee;
 - b. A copy of the building permit; and
 - c. Evidence the applicant is the successor in interest to the fee payer.
2. Within ten (10) days of receipt of the Refund Application, the Impact Fee Administrator shall determine if it is complete. If the Impact Fee Administrator determines the application is not complete, a written statement specifying the deficiencies shall be forwarded by mail to the person submitting the application. Unless the deficiencies are corrected,

the Impact Fee Administrator shall take no further action on the Refund Application.

3. When the Impact Fee Administrator determines the Refund Application is complete, it shall be reviewed within twenty (20) days, and shall be approved if it is determined the fee payer or a successor in interest has paid a fee which the County has not spent within the period of time required under this Section. The refund shall include the fee paid plus interest of six (6%) percent a year.

5-06-10-03 APPEAL

Any fee payer or a successor in interest may appeal the decision of a Refund Application by filing a petition with the Board of County Commissioners within thirty (30) days of the decision. In reviewing the Impact Fee Administrator's decision, the Board of County Commissioners shall use the standards established in Section 5-06-11.

5-06-11 REVIEW EVERY THREE (3) YEARS

Road Impact Fee Study and this Regulation shall be reviewed and evaluated by the Impact Fee Administrator at least once every three (3) years, to determine if modifications need to be made to the Road Impact Fee Study and this Regulation.

**CHAPTER 6—REGULATIONS GOVERNING
AREAS AND ACTIVITIES OF STATE INTEREST**

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**CHAPTER 6—REGULATIONS GOVERNING AREAS AND
ACTIVITIES OF STATE INTEREST**

**6-01 REGULATIONS GOVERNING AREAS AND ACTIVITIES OF STATE
INTEREST AUTHORITY**

These standards and regulations are authorized by Section 24-65.1-101, et seq., C.R.S.

6-02 REGULATIONS GOVERNING AREAS AND ACTIVITIES OF STATE INTEREST DEFINITIONS

The definitions listed in this section shall apply only to Regulations governing Areas and Activities of State Interest. The words and terms used in this Section governing Areas and Activities of State Interest shall have the meanings set forth below. If a definition is not included in the Section listed below then the definition listed in Chapter 11 of the Adams County Development Standards and Regulations shall govern. If there is a conflict between the definitions in Chapter 11 and the definitions in this Section then the definitions in this Section shall prevail. If the term is not found in these Regulations or in Chapter 11, the term shall have its common meaning.

- 6-02-01** **AASI Permit/Permit:** A permit issued pursuant to this Section by the Board that covers an area or activity of state interest.
- 6-02-02** **Affected Party:** Any person with an interest in the outcome of the permit decision for the Proposed Project.
- 6-02-03** **Airport:** Any proposed or existing municipal or county airport or airport under the jurisdiction of an airport authority formed under the “Public Airports Authority Act” of 1965, as amended.
- 6-02-04** **Applicant:** A Person submitting an application for a Permit to engage in a development in a designated Area of State Interest or to conduct a designated Activity of State Interest, who is either the owner of the property to be developed, has written permission from the property owner for submittal of the project proposal, or has authority to condemn the property.
- 6-02-05** **Aquifer Recharge Area:** Any area where surface water may infiltrate to a water-bearing stratum of permeable rock, sand or gravel. This definition shall also include areas around wells used for disposal of wastewater or toxic pollutants.
- 6-02-06** **Area Around a Rapid or Mass Transit Facility:** An area immediately surrounding and directly affected by a Rapid or Mass Transit Facility as defined herein.
- 6-02-07** **Arterial Highway:** Any limited access highway that is part of the federal-aid interstate system, any limited access highway constructed under the supervision of the Colorado Department of Transportation or any private toll road constructed or operated under the authority of a private toll road company. “Arterial highway” does

not include a city street or local service road or a county road designed for local service and constructed under the supervision of local government.

6-02-08 Board/ Board of County Commissioners/ BOCC: The Adams County Board of County Commissioners.

6-02-09 Building: Any structure having a roof supported by columns or walls and intended for supporting or sheltering any use or occupancy.

6-02-10 Building Permit: A permit which is issued by the Adams County Building Inspection Community and Economic Development Department Section prior to the erection, construction, alteration, moving, relocation or change of use of any building or structure.

6-02-11 Code: Adams County Development Standards and Regulations.

6-02-12 Collection System: A network of pipes and conduits through which sewage flows to a sewage treatment plant excluding storm sewers.

6-02-13 Collector Highway: A major thoroughfare serving as a corridor or link between municipalities, unincorporated population centers or recreation centers, or industrial centers and constructed under guidelines and standards established by, or under the supervision of, the Department of Transportation. “Collector highway” does not include a city street or local service road or a county road designed for local service and constructed under the supervision of local government.

6-02-14 Commission: Adams County Planning Commission.

6-02-15 Community and Economic Development Department: The Adams County Community and Economic Development Department

6-02-16 Community and Economic Development Director: The Adams County Community and Economic Development Director or designee.

6-02-156-02-17 Comprehensive Plan / Master Plan: A plan adopted by the County or a municipality within the County that guides land use, growth, and development decisions.

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6-02-166-02-18 Cost: The total monetary amount to be paid for a development project, generally including all amounts to be paid for land acquisition, capital improvements, construction, fixtures, equipment, labor, materials, operation, financing, debt service, planning, permitting and similar purposes.

6-02-176-02-19 County: Adams County, Colorado.

6-02-186-02-20 Dedication: The conveyance or setting aside of land to the Board or its designee.

6-02-196-02-21 Department: The Adams County ~~Planning and Development~~Community and Economic Development Department.

6-02-206-02-22 Designation: That legal procedure specified by §§ 24-65.1-401, et seq, C.R.S., for designating Matters of State Interest. It also includes the revocation and amendment of such designations.

6-02-246-02-23 Determination: Determination of Level of Permit Review or amendment by the ~~Planning Director~~Community and Economic Development Director.

6-02-226-02-24 Development: Any construction, activity and/or ongoing operation that changes the basic character or the use of the environment in which the construction, activity or operation occurs.

6-02-236-02-25 Development Area: Those geographic areas within the County, which shall be developed or altered directly by construction or operation of the Project.

6-02-246-02-26 Development Permit: Any Adams County land use permits or approvals of any kind, including, but not limited to, building permits, special uses, conditional uses, plat approvals, grading permits and other land use permits.

6-02-256-02-27 Distribution System: A network of pipes and conduits through which water is piped for human consumption or a network of pipes and conduits through which water is piped in exchange or trade for water for human consumption. Also a network of distribution power lines, natural gas distribution lines, substations, and other associated equipment to convey electricity to the end-use consumer

6-02-266-02-28 Domestic Water and Wastewater Treatment System: A Wastewater Treatment Plant, Water Treatment Plant, or Water Supply System. {See individual definitions}

6-02-276-02-29 Dwelling: Any Building or part thereof designed or used for private residential purposes. See also Dwelling Unit.

6-02-286-02-30 Dwelling Unit: Any Building or portion of a Building, which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, intended for occupancy by not more than one family and which has no more than one kitchen.

6-02-296-02-31 Efficient Use of Water: The employment of methods, procedures, techniques, and controls to encourage use of water for purposes, and in amounts, which shall yield the greatest possible benefit to the greatest number of people, while promoting, where feasible and appropriate, the conservation of water in particular uses. Such benefits shall include economic, social, aesthetic, ecological, agricultural and recreational benefits.

6-02-306-02-32 Environment: All natural physical and biological attributes and systems including the atmosphere, climate, geology, soils, groundwater, surface water, wetlands, vegetation, animal life, physical features, natural hazards, topography and aesthetics.

6-02-316-02-33 Fixed Guideway: A transportation facility consisting of a dedicated separate right-of-way or rail line for the exclusive use of rapid or mass transit vehicles.

6-02-326-02-34 Floodplain: An area adjacent to a stream which is subject to flooding as the result of the occurrence of an intermediate regional flood and which is so adverse to past, current, or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property. The term includes but is not limited to:

- a. Mainstream floodplains;
- b. Debris-fan floodplains; and
- c. Dry wash channels and dry wash floodplains.

6-02-336-02-35 Geologic Hazard: A geologic phenomenon, which is so adverse to past, current, or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property. The term includes but is not limited to:

- a. Avalanches, landslides, rock falls, mudflows, and unstable or potentially unstable slopes;
- b. Seismic effects;
- c. Radioactivity; and
- d. Ground subsidence.

6-02-346-02-36 Geologic Hazard Area: An area that contains or is directly affected by a Geologic Hazard.

6-02-356-02-37 Hearing: Public hearing.

6-02-366-02-38 Highway: State and federal highways and major county arterials.

6-02-376-02-39 Impact Area: Those geographic areas, including the Development Area, in which any impacts are likely to be caused by the Project within five hundred feet [500] or as increased by the **Director of Planning and Development** **Community and Economic Development Director** or designee measured from the property line(s) of the Proposed Project.

6-02-386-02-40 Individual Sewage Disposal System (ISDS): Treatment of wastewater using septic tank and leach fields.

6-02-396-02-41 Industrial: Any development of natural resources, business or trade, commercial activity, processing, fabrication, alteration or manufacture of raw or semi-processed materials, manufactured goods or any components thereof.

6-02-406-02-42 Interchange: The intersection of two or more Highways, roads, or streets, at least one of which is an Arterial Highway where there is direct access to and from the Arterial Highway.

6-02-416-02-43 Irrigation Facilities: Infrastructure or improvements intended to supply of convey water to dry land for agricultural purposes. Irrigation facilities do not include infrastructure or improvements designed to provide or transport water for application in municipal purposes, including domestic consumption.

6-02-426-02-44 Major Extension of Domestic Sewage Treatment System: Any modification of an existing Wastewater Treatment Plant designed and intended to serve a Proposed Project and/or Service Area, regardless of whether such use is residential, commercial or industrial.

6-02-436-02-45 Major Extension of Domestic Water Treatment System: The expansion of existing Water Treatment Plants, or any extension of existing Water Supply Systems to serve a Proposed Project and/or Service Area, regardless of whether such use is residential, commercial or industrial.

6-02-446-02-46 Major Facilities of a Public Utility:

- a. Transmission lines, power plants, and substations of electrical utilities; and
- b. Pipelines and storage areas of utilities providing natural gas or other petroleum derivatives.
- c. Wind farms and associated equipment.

6-02-456-02-47 Major New Domestic Sewage Treatment System: Any new Wastewater Treatment Plant designed and intended to serve a Proposed Project and/or Service Area, regardless of whether such use is residential, commercial or industrial.

6-02-466-02-48 Major New Domestic Water Treatment Systems: Any new Water Treatment Plant or Water Supply System designed and intended to serve a Proposed Project and/or Service Area, regardless of whether such use is residential, commercial or industrial.

6-02-476-02-49 Major Water and Sewer Project: Major New Domestic Water and Sewage Treatment Systems; Major Extensions of Existing Water and Sewage Treatment Systems; and Municipal and Industrial Water Projects.

6-02-486-02-50 Mass Transit: A coordinated system of one or more transit modes providing regular transportation to the general public including, but not limited to, bus or rapid transit but not including charter bus, school bus, or sightseeing transportation.

6-02-496-02-51 Master Plan: See Comprehensive Plan / Master Plan.

6-02-506-02-52 Matter of State Interest: An Area of or an Activity of State Interest, or both, as listed in §§ 24-65.1-201(1) - 203(1), C.R.S.

6-02-516-02-53 Mitigation: An action that will have one or more of the following effects:

- a. Avoiding an impact by not taking a certain action or parts of an action;
- b. Minimizing impacts by limiting the degree or magnitude of the action or its implementation;
- c. Rectifying the impact by repairing, rehabilitating, or restoring the impact area, facility or service;

- d. Reducing or eliminating the impact over time by preservation and maintenance operations;
- e. Compensating for the impact by replacing or providing suitable biological and physical conditions; and by replacing or providing suitable services and facilities.

~~6-02-526-02-54~~ **Municipal or Industrial Water Project:** Systems and all related components thereof that provide or may provide in the future, water supply, either directly or by trade, substitution, augmentation or exchange, for municipal or industrial uses.

~~6-02-536-02-55~~ **Municipality:** An incorporated city or town.

~~6-02-546-02-56~~ **Natural Hazard:** A natural phenomenon which so conflicts with construction or land use as to constitute a significant hazard to public health and safety or to property including, without limitation, geologic hazards, flood hazards, and wildfire hazards.

~~6-02-556-02-57~~ **Net Effect:** The impact of an action after Mitigation.

~~6-02-566-02-58~~ **Permit:** See AASI Permit / Permit.

~~6-02-576-02-59~~ **Permit Authority:** The Board of County Commissioners, or its designee.

~~6-02-586-02-60~~ **Permit Holder:** Person to whom a Permit has been granted.

~~6-02-596-02-61~~ **Person:** Any individual, limited liability company, partnership, corporation, association, company, or other public or corporate body including the federal government, including any political subdivision, agency, instrumentality, or corporation of the State or the United States.

~~6-02-60~~ **Planning and Development Department:** The Adams County Planning and Development Department.

~~6-02-61~~ **Planning Director:** The Adams County Planning and Development Director or designee.

~~6-02-62~~ **Project or Proposed Project:** The site selection, construction, development, or operation of an activity or other development proposed under these Regulations

throughout its life cycle including all ancillary structures, facilities, improvements, and activities, and all integrated components thereof, and any proposed land use directly related to such project if such project is to be located wholly or partially within the County. A project cannot be segmented to avoid the requirements of these Regulations. If a project is to be phased over time or is composed of distinguishable elements, the impacts of all phases or elements of the development must be considered together when reviewing the project hereunder and determining if it satisfies these Regulations.

- 6-02-63** **Public Services and Facilities:** Those services and facilities provided by a political subdivision of the State or by a federal agency.
- 6-02-64** **Public Utility:** Includes any utility or company that is generating or selling electricity or producing or selling natural gas to the general public or other companies.
- 6-02-65** **Rapid or Mass Transit Facility:** A Station or Terminal constructed to provide and facilitate passenger access and egress to a Rapid or Mass Transit System, Fixed Guideways, dedicated highway lanes restricted to use by only mass transit vehicles, restricted dedicated flyovers and restricted dedicated access to Stations or Terminals, or highway access and egress facilities restricted to use only by mass transit vehicles.
- 6-02-66** **Rapid Transit:** The element of a Mass Transit system involving a mechanical conveyance on an exclusive lane or guideway, rail trackage, or monorail facility constructed solely for that purpose.
- 6-02-67** **Recycling:** The treatment and use of wastewater or water in a manner that shall make it available for use again. Also included is the reuse of solid waste material.
- 6-02-68** **Service Area:** The primary geographic area to be served by the Proposed Project.
- 6-02-69** **Service Road:** A street or road meeting County specifications used to provide ingress and egress to a development located adjacent to a highway.
- 6-02-70** **Shelter:** A Building or structure designed primarily to provide a waiting area for transit passengers.
- 6-02-71** **Site Selection, Rapid or Mass Transit Facility:** The process for determining the location of Rapid or Mass Transit Facilities or the substantial expansion or relocation of an existing facility, by a recognized and bona fide mass transit agency or authority,

the County, the State, or the federal government or any subdivision of each and or any private entity or person.

- 6-02-72** **Station or Terminal:** A facility constructed to provide and facilitate passenger access to and from a Rapid or Mass Transit System including areas necessary for vehicle operations, and parking areas for commuters and roadways connecting to the general road and street system of Adams County. Stations shall include any proposed regularly scheduled stop or planned optional or seasonal boarding point on a Rapid or Mass Transit System. Dedicated Park and Ride facilities with fifty or more parking spaces shall be deemed Stations for the purposes of these regulations, with or without a shelter facility. Shelters alone, or as part of traditional bus stops and pull-outs lacking fifty dedicated spaces are not considered Stations or Terminals for the purposes of these regulations.
- 6-02-73** **Stream Segment:** An identifiable lake or reservoir or a stretch of a stream or tributary defined on the basis of common classified uses and similar physical, chemical and biological characteristics, up to the point at which the use or characteristic changes to another.
- 6-02-74** **Terminal:** See Station or Terminal.
- 6-02-75** **Transportation Corridor:** Any County or municipal street or road, any State or federal highway, and any railroad operating as a common carrier.
- 6-02-76** **Use:** The purpose or activity for which a parcel of land, a building or structure is designed, arranged, or intended, or for which it is occupied or maintained based on land use regulations.
- 6-02-77** **Wastewater Treatment Plant:** A facility or group of units, including any system of pipes, structures, and facilities through which wastewater is collected for treatment, that is used for treatment of industrial or domestic wastewater from sewer systems and for the reduction and handling of solids and gases removed from such wastes, whether or not such facility or group of units discharges into State waters.
- 6-02-78** **Water Diversion:** Removing water from its natural course or location, or controlling water in its natural course or location, by means of a ditch, canal, flume, reservoir, bypass, pipeline, conduit, well, pump, or other structure or device.

- 6-02-79 **Water Supply System:** A system of wells, diversions, pipes, structures, and facilities, including water reservoir(s), or water storage, impoundments and their associated structures, through which a water supply is obtained, stored, and sold or distributed for domestic uses; or the system of wells, diversions, pipes, structures, and facilities, including impoundments, through which a water supply is obtained which will be used directly or by trade, substitution, augmentation or exchange, for water which will be used for human consumption or household use. In determining whether a project is a domestic water supply system the Board shall consider water rights decrees, pending water rights applications, intergovernmental agreements, water supply contracts, and any other evidence of the ultimate use of the water.
- 6-02-80 **Water Treatment Plant:** The facilities within the water supply system that regulate the physical, chemical, or bacteriological quality of the water.
- 6-02-81 **Wildlife:** Native or introduced wild vertebrates or invertebrates.
- 6-02-82 **Wildlife Habitat:** That natural or man-made environment which contains the elements of food, shelter, water and space in a combination and quantity necessary for the survival of one or more wildlife species.

6-03 REGULATIONS GOVERNING AREAS AND ACTIVITIES OF STATE INTEREST APPLICABILITY

These Regulations shall apply to all Matters of State Interest in the unincorporated areas of the County that have been or may hereafter be designated by the Board of County Commissioners.

6-03-01 PUBLIC AND PRIVATE LANDS

These Regulations shall apply to all Matters of State Interest designated as such by the County whether located on private or public lands within the unincorporated areas of the County.

6-04 REGULATIONS GOVERNING AREAS AND ACTIVITIES OF STATE INTEREST EXEMPTIONS**6-04-01 STATUTORY AND SPECIFIC EXEMPTIONS**

The provisions of these regulations shall not apply to any development in an Area of State Interest or any Activity of State Interest if any one of the following is true:

1. As of May 17, 1974,
 - a. The specific development or activity was covered by a current building permit issued by the County; or
 - b. The specific development or activity was directly approved by the electorate of the State or the County, provided that approval by the electorate of any bond issue by itself shall not be construed as approval of the specific development or activity; or
 - c. The specific development or activity is to be on land which has been finally approved by the County for planned unit development or for a substantially the same as a planned unit development; or
 - d. The specific development or activity is to be on land which was either zoned or rezoned for the use contemplated by such specific development or activity; or
 - e. The specific development or activity is on land with respect to which a development plan has been conditionally or finally approved by the County.
2. Specific Exemptions. The provisions of these regulations shall not apply to any of the following:
 - a. Replacement of an existing water diversion structure without change in the point of diversion or point of use of the water, or yield from the diversion.
 - b. Irrigation Facilities.
 - c. Upgrades to existing facilities that are required maintenance or otherwise required by Federal, State or County regulations, including repairing or replacing old or outdated equipment, or installing new equipment or ancillary facilities, provided the improvements do not expand levels of service beyond the original design capacity and provided the improvements do not expand levels of service beyond the acceptable levels of expansion as determined by the ~~Director of Planning and Development~~ Community and Economic Development Director or designee, and provided further that the upgrade does not alter the location of the existing facility.

- d. Unincorporated Adams County Government.
- e. The construction or extension of a water distribution system, domestic water system, municipal or industrial water project, water supply system, water treatment plant, or major new domestic water treatment system with pipelines that do not exceed a maximum of 36 inches in diameter.

Projects that fall within this category with pipelines that are 36 inches in diameter or smaller shall request a pre-application meeting to have the ~~Planning Director~~ Community and Economic Development Director conduct a review to determine applicability pursuant to Section 06-07-01-02. All districts within three (3) miles of the proposed project shall be invited to the Conceptual Review meeting and shall be notified of the decision regarding applicability. If the ~~Planning Director~~ Community and Economic Development Director determines that and Areas and Activities of State Interest permit is required due to the impacts of the proposed project, the applicant shall submit an AASI application in accordance with the procedures outlined in Section 6-07, Permit Application Process.

6-05 RELATIONSHIP TO OTHER REGULATIONS

6-05-01 INCONSISTENCIES OR CONFLICT WITH OTHER COUNTY REGULATIONS

If any of the provisions of these Regulations is deemed to be inconsistent or in conflict with the provisions of any other County regulations or requirements, then the more stringent regulation or requirement shall apply as determined by the County.

6-05-02 COMPLIANCE WITH OTHER REGULATIONS

Compliance with these Regulations does not waive the requirement to comply with any other applicable State, local or federal law or regulation.

6-05-03 COORDINATED REVIEW AND PERMITTING

Any Applicant for a Permit under these Regulations that is also subject to the regulations of other State or federal agencies may request that the County application and review process be coordinated with that of the other agency.

6-05-04 OVERLAP BETWEEN MATTERS OF STATE INTEREST

When an Applicant engages in Development or activity that implicates AASI Permit requirements for more than one Matter of State Interest, the Applicant shall complete and submit a single AASI Permit application that includes all affected areas and activities.

6-05-05 SEVERABILITY

If any section, subsection, sentence, clause, or phrase of these Regulations is, for any reason, held to be invalid or unconstitutional by a court of law, such decision shall not affect the validity of these Regulations as a whole or any part other than the part declared invalid.

6-06 DESIGNATED AREAS AND ACTIVITIES OF STATE INTEREST

6-06-01 PERMIT REQUIRED

A Permit is required to be obtained pursuant to these Regulations in order to conduct any of the following Activities of State Interest (unless otherwise exempted by these Regulations):

1. Site selection and construction of Major New Domestic Water Treatment Systems and Major New Domestic Sewage Treatment Systems.
2. Major extensions of existing Domestic Water and Wastewater Treatment Systems.
3. Site selection and construction of Major Facilities of a Public Utility.
4. Site selection of Airports.
5. Site selection of Arterial Highways, Interchanges and Collector Highways.
6. Site selection of Rapid or Mass Transit Facilities, Stations or Terminals or Fixed Guideways (“Rapid or Mass Transit Facilities”).

The Board may designate additional Matters of State Interest subsequent to the adoption of these Regulations. Any Proposed Project in any subsequently designated Area of State Activity and the conduct of any subsequently designated Activity of State Interest, shall also be subject to these Regulations and shall require a Permit unless specifically exempted.

6-07 PERMIT APPLICATION PROCESS

6-07-01 PRESUBMITTAL MEETING

Before submitting an application to the County for a Permit under these Regulations, any Person seeking to engage in an activity or Development subject to these Regulations shall meet with the ~~Planning and Development Department~~Community and Economic Development Staff. At this meeting, ~~Planning and Development~~Community and Economic Development Staff shall explain the regulatory process and requirements and submittal requirements.

6-07-01-01 SUBMITTAL

The Applicant shall submit the following prior to the presubmittal meeting:

1. A Presubmittal application form.
2. A map and/or sketch prepared at an easily readable scale showing:
 - a. Boundary of the proposed activity;
 - b. Relationship of the proposed activity to surrounding topographic and cultural features such as roads, streams and existing structures;
 - c. Proposed Building, improvements and infrastructure.
3. A written summary of the Project that describes the impacts of the Proposed Project as it relates to applicable approval criteria that are sufficient for determining the applicability of AASI Permit Requirements that shall be required for the application.
4. A copy of the latest approved zoning and subdivision plans, a vicinity/zoning map, and Assessor Parcel Number(s) of the parcel(s) that are proposed to be developed.

6-07-01-02 ~~PLANNING DIRECTOR~~COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR DETERMINATION

1. The ~~Planning Director~~Community and Economic Development Director shall determine, in writing, the applicability of this article and Chapter to the conduct of particular proposed activities or Development. ~~The Planning Director~~Community and Economic Development Director shall make this Determination within ten (10) working days after the Presubmittal Meeting in which the Applicant provides adequate information for the ~~Planning Director~~Community and Economic Development Director to make such Determination. If any Person is aggrieved by the ~~Planning Director's~~Community and Economic Development Director's Determination to

include or exempt an activity from the AASI Permit regulations and procedures, that Person may file an appeal to the Board of County Commissioners no later than ten (10) working days after the date of the ~~Planning Director's~~ Community and Economic Development Director's written Determination. See Section 6-10.

2. No Development With out Permit: If it is determined that the Proposed Project requires a Permit, no Person may engage in an Activity of State Interest or engage in Development in a designated Area of State Interest without first obtaining a Permit. No Permit shall be issued for any activity that does not comply with these Regulations.
3. Process Land Use Applications Concurrently: Applicants are encouraged to submit an AASI Permit Application concurrent with or approximately at the same time as all other necessary land use applications. If an Applicant chooses not to submit all land use applications concurrently, the County would encourage the Applicant to submit an AASI Permit Application around the same time as the Final Development Plan, or Final Plat or other similar land use process that is involved with site planning.

6-07-02 APPLICATION SUBMITTAL REQUIREMENTS

The ~~Planning Director~~ Community and Economic Development Director, or designee in their sole discretion, may waive one or more of the submittal requirements when the submittal information would not be relevant to an analysis as to whether the Project complies with the approval criteria. Unless waived, the following submittal components are required:

6-07-02-01 APPLICATION FEE

1. The application package must be accompanied by payment of the application fee for the AASI Permit review. The County shall establish and administer a schedule for such application.
2. The Board of County Commissioners shall take no action on the application package until all fees and expenses related to the application review process have been paid.
3. The Applicant shall also be responsible to pay for any consultant that the County may need to retain to analyze, evaluate or provide information to the County regarding all or a portion of an application where County Staff does not have expertise. The selection of any consultants shall be subject to the approval of the ~~Director of Planning and Development~~ Community and Economic Development Director.

6-07-02-02 INFORMATION DESCRIBING THE APPLICANT

1. The names, addresses, email address, fax number, organization form, and business of the Applicant, and if different, the owner of the Project.
2. The names, addresses and qualifications, including those areas of expertise and experience with projects directly related or similar to that proposed in the application package, of individuals who are or shall be responsible for constructing and operating the Project.
3. Authorization of the application by the Project owner, if different than the Applicant.
4. Documentation of the Applicant's financial and technical capability to develop and operate the Project, including a description of the applicant's experience developing and operating similar projects.

6-07-02-03 INFORMATION DESCRIBING THE PROJECT

1. Detailed plans and specifications of the Project.
2. Descriptions of at least three (3) or more alternatives to the Project that were considered by the Applicant.
3. Schedules for designing, permitting, constructing and operating the Project including the estimated life of the Project.
4. The need for the Project, including existing/proposed facilities that perform the same or related function; and population projections or growth trends that form the basis of demand projections justifying the Project.
5. Description of all conservation techniques to be used in the construction and operation of the Project.

6-07-02-04 PROPERTY RIGHTS, PERMITS AND OTHER APPROVALS

1. A list and copies of all other federal, State and local permits and approvals that have been or shall be required for the Project, together with any proposal for coordinating these approvals with the County permitting process.
2. Copies of all official federal and State consultation correspondence prepared for the Project; a description of all Mitigation required by federal, State and local authorities; and copies of any draft or final environmental assessments or impact statement required for the Project.

3. Description of the water to be used by the Project and alternatives, including the source, amount, the quality of such water, the Applicant's right to use the water, including adjudicated decrees, applications for decrees, proposed points of diversion, and the existing uses of water. If an augmentation plan has been filed in court, the applicant must submit a copy of that plan.
4. Regional Water Quality Management Plan: Provisions of the regional Clean Water Plan, promulgated by the Denver Regional Council of Governments, that apply to the Project and assessment of whether the Project would comply with those provisions.

6-07-02-05 FINANCIAL FEASIBILITY OF THE PROJECT

1. The estimated construction costs and period of construction for each Development component.
2. Revenues and operating expenses for the Project.
3. The amount of any proposed debt and the method and estimated cost of debt service.
4. Details of any contract or agreement for revenues or services in connection with the Project.
5. Description of the persons or entity(ies) who shall pay for or use the Project and/or services produced by the Development and those who shall benefit from any and all revenues generated by it.
6. Cost of all mitigation measures proposed for the Project.
7. Detailed description as to how the Project shall be financed to show that the Applicant has the ability to finance the Project.

6-07-02-06 LAND USE

1. Description of existing land uses within and adjacent to the Impact Area.
2. Description of provisions from local land use plans that are applicable to the Project and an assessment of whether the Project shall comply with those provisions.
3. Description of impacts and Net Effect that the project would have on land use patterns.
4. Description of the surrounding and /or impacted community(ies).
5. Description of the surrounding and/or impacted Cultural Resources.
6. Description of existing and unique agricultural land in the area.

6-07-02-07 LOCAL GOVERNMENT SERVICES

1. Description of existing capacity of and demand for local government services including roads, schools, water and wastewater treatment, water supply, emergency services, transportation, infrastructure, housing, law enforcement, and other services necessary to accommodate Development.
2. Description of the impacts and Net Effect of the Project on the demand for local government services and the capability of local governments to provide services.
3. Description of the potential effect on the existing transportation network including, but not limited to: road hierarchy, circulation system, road connections, right-of-way dedications, conformance with Adams County engineering standards, road access, alignment of roads, intersections, sidewalks and trails, pedestrian access, parks and open space.

6-07-02-08 FINANCIAL BURDEN ON COUNTY RESIDENTS

1. Description of the existing tax burden and fee structure for government services including but not limited to assessed valuation, mill levy, rates for water and wastewater treatment, and costs of water supply.
2. Description of impacts and Net Effect of the Project on existing tax burden and fee structure for government services applicable to County residents and property owners.

6-07-02-09 LOCAL ECONOMY

1. Description of the local economy including but not limited to revenues generated by the different economic sectors, and the value or productivity of different lands.
2. Description of impacts and Net Effect of the Project on the local economy and opportunities for economic diversification, including the number and types of jobs created.
3. Description of jobs created as a result of the Project.
4. Description of income potential from jobs created by or as a result of the Proposed Project.

6-07-02-10 RECREATIONAL OPPORTUNITIES

1. Description of present and potential recreational uses, including the number of recreational visitor days for different recreational uses and the revenue generated by types of recreational uses.
2. Map depicting the location of recreational uses such as fishery stream segments, access points to recreational resources, and hiking and biking trails.

3. Description of the impacts and Net Effect of the Project on present and potential recreational opportunities and revenues to the local economy derived from those uses.

6-07-02-11 **ENVIRONMENTAL IMPACT ANALYSIS**

The following is a non-exclusive list of items the Applicant shall submit for review by the ~~Planning and Development Department~~ Community and Economic Development Department and other referral agencies:

1. Description of the existing natural environment and an analysis of the impacts of the project to the natural environment.
2. Descriptions in this section shall be limited to the Impact Area, and shall include an analysis of existing conditions, supported with data, and a projection of the impacts of the project in comparison to existing conditions.
3. The analysis shall include a description of how the Applicant shall comply with the Applicable Approval Criteria in Section 6-17.
 - a. Air quality.
 1. Description of the air sheds to be affected by the Project, including the seasonal pattern of air circulation and microclimates.
 2. Map and description of the ambient air quality and State air quality standards of the air sheds to be affected by the Project, including particulate matter and aerosols, oxides, hydrocarbons, oxidants and other chemicals, temperature effects and atmospheric interactions.
 3. Descriptions of the impacts and net effect that the Project would have on air quality during both construction and operation under both average and worst case conditions.
 - b. Visual Quality.
 1. Map and description of ground cover and vegetation, tree canopies, waterfalls and streams or other natural features.
 2. Description of view sheds, scenic vistas, unique landscapes or land formations.
 3. Map and description of buildings, structure design and materials to be used for the Project. Include elevations of proposed buildings and other structures.
 4. Descriptions of the impacts and Net Effect that the Project would have on visual quality.
 - c. Surface Water Quality.

1. Map and description of all surface waters, including applicable State water quality standards, to be affected by the project.
 2. Descriptions of the immediate and long term impact and Net Effects that the Project would have on the quantity and quality of surface water under both average and worst case conditions.
 3. Descriptions of the immediate and long term impacts and Net Effects that the project would have on the meandering characteristics and limits of the streambed under both average and worst case conditions.
- d. Groundwater Quality and Quantity.
1. Map and description of all groundwater, including any and all aquifers that are affected by the Proposed Project. At a minimum, the description should include:
 - a) Seasonal water levels in each subdivision of the aquifer affected by the Project.
 - b) Artesian pressure in aquifers.
 - c) Groundwater flow directions and levels.
 - d) Existing aquifer recharge rates and areas and the methodology used to calculate recharge to the aquifer from any recharge sources.
 - e) For aquifers to be used as part of a water storage system, methodology and results of tests used to determine the ability of aquifer to impound groundwater and aquifer storage capacity.
 - f) Seepage losses expected at any subsurface dam and at stream/aquifer interfaces and methodology used to calculate seepage losses in the affected streams, including description and location of measuring devices.
 - g) Existing groundwater quality and classification.
 - h) Location of all water wells and their uses.
 - i) Description of the impacts and Net Effect of the Project on groundwater.
- e. Wetlands and Riparian Areas.
1. Map and description of all floodplains, wetlands, and riparian areas to be affected by the project, including a description of each type of wetlands, species composition, and biomass.

2. Description of the source of water interacting with the surface systems to create each wetland (i.e., side-slope runoff, over-bank flooding, groundwater seepage, etc.).
 3. Description of the impacts and Net Effect that the Project would have on the floodplains, delineated flood hazard zone(s), wetlands and riparian areas.
- f. Terrestrial and Aquatic Animals and Habitat.
1. Map and description of terrestrial and aquatic animals including the status and relative importance of game and non-game wildlife, livestock and other animals.
 2. A description of stream flows and lake levels needed to protect the aquatic environment.
 3. Description of threatened or endangered animal species and their habitat.
 4. Map and description of critical wildlife habitat and livestock range to be affected by the project including migration routes, calving areas, summer and winter range, and spawning beds.
 5. Description of the impacts and Net Effect that the Project would have on terrestrial and aquatic animals, habitat and food chain.
- g. Terrestrial and Aquatic Plant Life.
1. Map and description of terrestrial and aquatic plant life including the type and density, and threatened or endangered plant species and habitat.
 2. Descriptions of the impacts and Net Effect that the Project would have on terrestrial and aquatic plant life.
- h. Soils, Geologic Conditions and Natural Hazards.
1. Map and description of soil, geologic conditions, and Natural Hazards including but not limited to soil types, drainage areas, slopes, avalanche areas, debris fans, mud flows, rock slide areas, faults and fissures, seismic history, and wildfire hazard areas.
 2. Descriptions of the risks to the Project from Natural Hazards.
 3. Descriptions of the impact and net effect of the project on soil and geologic conditions in the area, and their effects on streambed meander limits and aquifer recharge areas.
- i. Nuisances.

Descriptions and maps showing the range of noise, glare, dust, fumes, vibration, and odor levels caused by the Project, along with and indication of their significance.

- j. Areas of Paleontological, Historic or Archaeological Importance.
 - 1. Map and description of all sites of paleontological, historic or archaeological interest.
 - 2. Description of the impacts and Net Effect of the Project on sites of paleontological, historic or archaeological interest.
- k. Hazardous Materials Description.
 - 1. Description of all hazardous, toxic, and explosive substances to be used, stored, transported, disturbed or produced in connection with the Project, including the type and amount of such substances, their location, and the practices and procedures to be implemented to avoid accidental release and exposure, and any foreseeable impacts to the environment of such substances.
 - 2. Location of storage areas designated for equipment, fuel, lubricants, chemical and waste storage with an explanation of spill containment measures.
 - 3. Reportable quantities, emergency response plan, spill prevention, and counter measures plan due to the Proposed Project.
- l. Balance Between Benefits and Losses.
 - 1. Description of foreseeable benefits of natural, agricultural, recreational, range or industrial resources within the County and opportunities to develop those resources in the future.
 - 2. Description of foreseeable losses of natural, agricultural, recreational, range or industrial resources within the County and loss of opportunities to develop those resources in the future.
- m. Monitoring and Mitigation Plan.
 - 1. Description of all Mitigation for the Project.
 - a. Describe how and when Mitigation shall be implemented and financed.
 - b. Describe Impacts that are unavoidable that cannot be Mitigated.
 - 2. Description of methodology used to measure impacts of the project and effectiveness of proposed Mitigation measures.
 - 3. Description, location and intervals of proposed monitoring to ensure that Mitigation shall be effective.

6-07-02-12 REFERRALS TO OUTSIDE AGENCIES, RESPONSE TO REFERRAL COMMENTS AND NEIGHBORHOOD / SCOPING MEETING

1. The ~~Planning Department~~Community and Economic Development Department shall determine which outside referral agencies may be affected by the proposed development and should receive referral packets. Potential referral agencies may include, but not be limited to homeowner's associations, local, regional, state and federal governmental entities, and service providers.
2. The applicant shall provide written notice to property owners within five hundred (500') feet of the property lines of the parcel(s) of land which the development is proposed. The ~~Director of Planning and Development~~Community and Economic Development Director may extend the 500' foot property owner notice area as necessary. The written notice shall state the date, time, place, and purpose of the neighborhood/scoping meeting. All available information concerning the Proposed Project shall be presented by the Applicant or designee during the neighborhood/scoping meeting. A written summary of the meeting including comment sheets, and names, addresses, and phone numbers of attendees shall be submitted to the ~~Department of Planning and Development~~Community and Economic Development in order for an application to be considered complete.
3. The ~~Planning Department~~Community and Economic Development Department shall review the referral packets in order to determine that there is sufficient information in the referral packet, including, but not limited to, AASI Permit information that pertains to the referral agency.
4. The Applicant shall be responsible for putting the referral packets together and addressing the envelopes, but the ~~Planning Department~~Community and Economic Development Department shall be responsible for mailing the packets.
5. The referral entities shall have 30 days to respond.
6. The Applicant shall respond to all of the referral comments and that response shall be included as part of the application. This referral process is required, along with all other application submittal requirements, in order for an application to be considered complete.

6-08 ADDITIONAL SUBMITTAL REQUIREMENTS

6-08-01 MAJOR WATER AND SEWER PROJECTS

In addition to the Submittal Requirements in Section 6-07 above, the following requirements shall apply to Major Water and Sewer Projects:

1. Description of existing Domestic Water and Wastewater Treatment Systems in the vicinity of the Project, including their capacity and existing service levels, location of intake and discharge points, discharge permit requirements, service fees and rates, debt structure and service plan boundaries and reasons for and against connecting to those facilities.
2. Description of other water and wastewater management agencies in the project area and reasons for and against consolidation with those agencies.
3. Description of how the Project may affect adjacent communities and users of wells.
4. Description of demands that this project expects to meet and basis for projections of that demand.
5. Description of efficient water use, recycling and reuse technology the Project intends to use.
6. Description of how the Project will affect urban/rural development, urban/rural densities, and site layout and design of storm water and sanitation systems.
7. Map and description of other municipal and industrial water projects in the vicinity and a discussion of how the project will compete with or duplicate those services in the County.

6-08-02 MAJOR FACILITIES OF A PUBLIC UTILITY

In addition to the Submittal Requirements in Section 6-07, above, the following requirements shall apply to Major Facilities of a Public Utility:

1. Map and description of areas around the proposed Major Facilities of a Public Utility.
2. Potential likelihood of nearby activities that may disrupt utility services.
3. Description of how facilities will affect existing community patterns.
4. Description of applicable adopted Comprehensive Plans and whether facilities comply with those provisions.
5. Projections/forecasts of need for electricity or natural gas and the basis for the projections and forecasts.

6. Expected effect and impact on nearby property owners and on current land uses, compared with alternate locations.

6-08-03 AIRPORTS

In addition to the Submittal Requirements in Section 6-07, above, the following requirements shall apply to Airports:

1. Map and description of nearby land uses. Expected impact of the new Airport on those land uses and nearby property owners from noise and traffic.
2. Map and description of flight patterns as related to other land uses. Description of potential public safety and property issues related to the airport and plane crashes.
3. Description of how the Airport will affect existing communities, the environment and existing community services.
4. Description of how the airport will affect economic and transportation needs of the state and the area.
5. Description of applicable adopted Master Plans and whether the Airport complies with these plans.
6. Description of applicable FAA permits and regulations. Provide applicable FAA permits.
7. Description of how the proposed Airport relates to existing Airports.

6-08-04 ARTERIAL HIGHWAYS, INTERCHANGES AND COLLECTOR HIGHWAYS

In addition to the Submittal Requirements in Section 6-07, above, the following requirements shall apply to Arterial Highways, Interchanges and Collector Highways:

1. Description of how the Project will affect traffic patterns as well as non-motorized traffic.
2. Description of how the new roads will likely affect surrounding land uses and existing community patterns.
3. Description of how new roads will affect community, regional, and statewide traffic demands.
4. Description of how new roads will comply with other local, State and federal regulations and master plans.

6-08-05 **RAPID OR MASS TRANSIT FACILITIES**

In addition to the submittal requirements in Section 6-07, above, the following requirements shall apply to Rapid or Mass Transit Facilities:

1. Development in Areas Around Rapid or Mass Transit Facilities shall require the following submittals:
 - a. One or more maps at sufficient scale showing the location of the proposed Development and its relationship to the Rapid or Mass Transit Station or Terminal and the Interchanges, streets, highways, parking lots, and public facilities which are adjacent to or form an integral part of the operation of the rapid or mass transit facility.
 - b. A narrative description of the motor vehicle, bicycle, and pedestrian traffic likely to be generated by the Proposed Project, including but not limited to traffic generation at various times of the day, potential congestion, and potential demand for parking generated by the Development.
 - c. A narrative description of the impacts of the Proposed Project to the Rapid or Mass Transit Facility.
 - d. Maps or diagrams illustrating the pedestrian and bicycle routes that can be utilized to gain access between the proposed development and the adjacent Rapid or Mass Transit Facility.
2. Rapid or Mass Transit Facilities shall require the following additional submittals:
 - a. A general narrative description stating whether the Proposed Project is a Station, Terminal, Fixed Guideway or other Rapid or Mass Transit Facility. The narrative description shall give a description of the location of the Proposed Project, including Intersections, towns, existing and planned facilities and landmark features. The narrative description shall also describe the impacts of the facility, and associated activities, on the character of the area and its peculiar suitability for particular uses with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the unincorporated area of Adams County.
 - b. One or more maps at sufficient scale, showing the location of the proposed facility together with proposed or existing transportation corridors, zoning classification and land use within 2000 feet or more.
 - c. Fixed Guideways

If the proposed facility is a Fixed Guideway, the application shall also include:

1. Description of the type of motor power that shall be used to propel transit vehicles along the guideway and maximum anticipated speed of the transit vehicles along different segments of the system.
2. Maps showing the proposed right-of-way.
3. The minimum and maximum passenger capacity of the transit vehicles that will travel on the guideway and the anticipated frequency or scheduling of guideway use.
4. The maximum proposed grade of the guideway and the maximum curvature. Proposed curves in excess of ten degrees shall be indicated on the map.
5. Identification of all buildings or other structures that must be removed in order for the proposed guideway to be built.
6. A plan for preventing collisions at points where the proposed guideway crosses other transportation corridors.
7. A study that describes and analyzes the effects of noise and vibration on neighboring property owners, with particular emphasis on residential land uses.

d. Stations and Terminals

If the proposed facility is a Station or Terminal associated with a Rapid or Mass Transit Facility, the application shall also include:

1. A passenger impact analysis including:
 - a. The number of vehicle trips associated with the Station or Terminal at or just before any scheduled departure;
 - b. The number of passengers that will likely ride only one way on any given day; and
 - c. The number of passengers that can be expected to bring baggage, recreational equipment, tools, or other material.
2. The anticipated schedule of departures and arrivals at the Station or Terminal and the expected capacity of each transit unit.
3. The maximum length of any train that will serve the Station or Terminal, excluding propulsion units.
4. Basic floor plans and architectural sketches of each proposed building or structure, together with a site map showing the relative location of each building or structure.
5. A map of all roadways, parking areas with parking requirements, and other facilities showing details such as width, layout, traffic flow, pavement markings and traffic control devices.
6. Identification of all buildings or other structures that must be removed in order for the proposed Station or Terminal to be built.

6-09 COMPLETENESS DETERMINATION

An application shall not be accepted and deemed received for purposes of § 24-65.1-501(2)(A), C.R.S. unless and until it is complete in accordance with the requirements of these Regulations. The ~~Planning Director~~Community and Economic Development Director shall determine whether the application is complete in accordance with the requirements contained in these Regulations. If the ~~Planning Director~~Community and Economic Development Director determines that the application is incomplete, then the ~~Planning Director~~Community and Economic Development Director shall specify in writing the additional information that is required. Only when the application is determined to be complete shall the process set forth below in the Permit Review and Hearing Procedures commence.

6-10 **APPEAL OF PLANNING COMMUNITY AND ECONOMIC DEVELOPEMENT DIRECTOR DETERMINATION**

6-10-01 **PURPOSE**

The purpose of this section is to detail the steps and requirements for appeals from a Determination by the Planning DirectorCommunity and Economic Development Director to ensure these standards and regulations are administered properly and consistently with the policies adopted by the County.

6-10-02 **APPLICABILITY**

All appeals from a Determination by the Planning DirectorCommunity and Economic Development Director must be processed in accordance with this section. The Board of County Commissioners shall have the authority to hear and decide appeals by any aggrieved person, where it is alleged there is an error in the Planning Director'sCommunity and Economic Development Director's Determination of whether an AASI Permit is required, the Planning Director'sCommunity and Economic Development Director's Determination of whether the Technical Review Amendment (TRA) requirements have been met, or the Planning Director'sCommunity and Economic Development Director's Determination denying a TRA.

6-10-03 **TIME LIMITATIONS**

All appeals must be submitted in writing within ten (10) calendar days of the date the Determination was made or rendered by the Director of Planning and DevelopmentCommunity and Economic Development Director. The Director of Planning and DevelopmentCommunity and Economic Development Director may waive or extend this deadline only upon finding the person filing the appeal received no actual or constructive form of notice of the Determination being appealed. Failure to file the appeal in a timely manner shall constitute a waiver of any rights to appeal under these Regulations.

6-10-04 **APPEAL REVIEW PROCEDURES**

An appeal is initiated by submitting a completed appeal application form with the Director of Planning and DevelopmentCommunity and Economic Development Director. An appeal shall be processed through a public hearing before the Board of County Commissioners (See Steps 1 through 10 below). The Board of County Commissioners shall grant the appeal, modify the Planning Director'sCommunity and Economic Development Director's Determination, or deny the appeal based on

consideration of the staff report, the evidence from the public hearing, and compliance with the criteria for approval.

6-10-05 APPEAL REVIEW STEPS

The processing of an appeal shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review:
Applicable.
2. Neighborhood Meeting:
Not Applicable.
3. Development Application Submittal:
Applicable. All items or documents required for an appeal as described in the appeal application submittal requirements shall be submitted to the ~~Director of Planning and Development~~ Community and Economic Development Director at least thirty (30) days prior to the first unfilled Board of County Commissioners public hearing agenda.
4. Determination of Sufficiency:
Applicable. Upon a determination of sufficiency, the appeal shall stay any proceedings in furtherance of the contested action. The ~~Director of Planning and Development~~ Community and Economic Development Director may certify in writing to the Board of County Commissioners that a stay poses an imminent peril to life or property or would seriously interfere with the enforcement of these standards and regulations. The Board of County Commissioners shall review the certification and may override the stay of further proceedings.
5. Staff Report:
Applicable. Copies of all written materials necessary to decide the appeal that are transmitted to or in the possession of the ~~Director of Planning and Development~~ Community and Economic Development Director shall be incorporated into the staff report.
6. Notice:
Not Applicable.
7. Public Hearing:
Applicable. A public hearing shall be held before the Board of County Commissioners.
8. Standards:

Applicable.

9. Conditions of Approval:

Applicable.

10. Amendments:

Applicable.

6-10-06 CRITERIA FOR APPROVAL

The Board of County Commissioners, in granting an appeal or modifying the Planning Director's Community and Economic Development Director's Determination, shall have all the powers of the Planning Director Community and Economic Development Director. In making its decision to grant an appeal or modify a Determination, the Board shall find error in the application of these standards and regulations on the part of the Planning Director Community and Economic Development Director. The decision concerning the appeal shall set forth the basis of the Board of County Commissioners decision.

6-10-07 ACTION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING THE GRANT OF AN APPEAL

Upon the granting of an appeal or modification of the Planning Director's Community and Economic Development Director's Determination by the Board of County Commissioners, the Director of Planning and Development Community and Economic Development Director shall send a letter of decision to the applicant. The letter of decision shall describe in detail the grant of appeal approved by the Board of County Commissioners.

6-10-08 EFFECT OF APPROVAL

The Applicant shall be subject to all permits required by these standards and regulations. All orders, decisions, determinations, and interpretations made under those permit procedures shall be consistent with the reversal or modification granted to the appellent.

6-11 APPROVING AND ISSUING A PERMIT

6-11-01 PERMIT REVIEW AND HEARING PROCEDURES

1. Permit Review Procedures

a. Staff Review and Staff Report

The ~~Planning Department~~Community and Economic Development Department shall review the application and prepare a report recommending approval, conditional approval, denial, or continuance of the permit.

b. Hearing Date

The ~~Planning Department~~Community and Economic Development Department shall set a public hearing before the Planning Commission and the Board of County Commissioners. The hearing date for the Planning Commission Hearing shall be scheduled after receipt of a completed application. The Board of County Commissioners Hearing shall be scheduled, and notice of the hearing published, within thirty days of receipt of a completed application. The Hearing shall take place not less than thirty days nor more than sixty (60) days after receipt of a complete application.

6-11-02 PLANNING COMMISSION HEARING AND DECISION

1. Planning Commission Hearing

The Planning Commission shall conduct the hearing to determine whether the Proposed Project complies with the Approval Criteria in Section 6-17.

2. Planning Commission Hearing Notice

The County shall publish notice of the hearing in accordance with this section and with § 24-65.1-501, C.R.S. Notice shall be published once in a newspaper of general circulation in the County, not less than thirty (30) days nor more than sixty (60) days before the date set for the Board Hearing.

3. Notice to Property Owners

The ~~Planning Department~~Community and Economic Development Department is responsible for written notice of the public hearing which shall be delivered or mailed, first-class postage prepaid, to adjoining landowners within a minimum of 500 feet of the entire boundary of the proposed activity, not less than thirty (30) days nor more than sixty (60) days before the date set for the Board Hearing, except that the ~~Planning Director~~Community and Economic Development Director may extend the radius used for noticing based on the nature of the Proposed Project, its potential impacts and the general character of the area. The

Department shall be responsible for public notice sign(s) per Adams County Development Standards and Regulations specifications, not less than thirty (30) days nor more than sixty (60) days before the date set for the Board Hearing.

4. Planning Commission Decision

If the Planning Commission determines that the Proposed Project complies with all the applicable provisions of these Regulations, then it shall recommend that the Board approve the application. If the Planning Commission determines that the proposed activity does not comply with all the applicable provisions of these Regulations, then it shall recommend that the Board deny the application or approve the application with conditions to ensure compliance with the Regulations. The Planning Commission may continue action on the application at its discretion.

6-11-03 **BOARD OF COUNTY COMMISSIONERS HEARING AND DECISION**

1. Board Hearing

The Board shall conduct the hearing to determine whether the Proposed Project complies with the Approval Criteria in Section 6-17.

2. Board of County Commissioner Hearing Notice

The County shall publish notice of the hearing in accordance with this Section and with § 24-65.1-501, C.R.S. Notice shall be published once in a newspaper of general circulation in the County, not less than thirty (30) days nor more than sixty (60) days before the date set for the Board Hearing.

3. Notice to Property Owners

The Department is responsible for providing written notice of the public hearing which shall be delivered or mailed, first-class postage prepaid, to adjoining landowners within a minimum of 500 feet of the entire boundary of the proposed activity, not less than thirty (30) days nor more than sixty (60) days before the date set for the Board Hearing, except that the ~~Planning Director~~Community and Economic Development Director may extend the radius used for noticing based on the nature of the Proposed Project, its potential impacts and the general character of the area. The Department shall be responsible for public notice sign(s) per Adams County Development Standards and Regulations specifications, not less than thirty (30) days nor more than sixty (60) days before the date set for the Board Hearing.

4. Board Decision

If at the end of the hearing, after considering all information on the record, the Board finds that additional information is necessary for it to determine whether the Proposed Project will satisfy all of the Approval Criteria in Section 6-17, the Board may deny the Permit, or continue the hearing to accept additional information.

The Board may approve the application if it determines that the Proposed Project complies with all applicable provisions of these Regulations. If the Board determines that the application fails, or may fail, to comply with any one of the Approval Criteria, the Board, at its sole discretion, may either approve the permit application with reasonable conditions necessary to ensure compliance with the Regulations or deny the application.

6-11-04 CONDUCT OF HEARINGS, HEARING RECORD, AND DECISION

Hearings shall be conducted in a manner to afford procedural due process to the Applicant and any Affected Person.

1. The burden of proof is on the Applicant to demonstrate with evidence on the record that the Proposed Project complies with all of these Regulations.
2. The Board's decision shall be made by resolution. A copy of the resolution shall be recorded in the Office of the County Clerk and Recorder and shall be mailed to the Applicant.

6-12 TERM OF PERMIT

Approval of a Permit shall lapse after twelve (12) months, unless:

1. Development permits for the Proposed Project for construction are obtained for commencement of construction, if such permits are required; and remain in effect, or
2. Activities described in the Permit have substantially commenced; or
3. The Board specifies in its resolution granting the Permit a different time period in which building permits or construction must be obtained or activities must commence.

6-13 **RENEWAL**

Permits issued under these Regulations may be renewed following the same procedure for approval of new Permits. The Board may impose additional conditions at the time of renewal if necessary to ensure that the Project shall comply with these Regulations.

6-14 PERMIT DOES NOT EXEMPT DEVELOPMENT FROM LAND DEVELOPMENT AND OTHER CODE REQUIREMENTS

Permits issued under these Regulations shall not exempt the Proposed Project from also complying with zoning and other requirements of the Adams County Development Standards and Regulations. Notwithstanding the issuance of a Permit under these Regulations, no building permit shall be issued and no construction shall begin until all requirements of the Development Standards and Regulations have been satisfied.

6-15 PERMIT AMENDMENT/TECHNICAL REVIEW AMENDMENT (TRA)

Any change in the application, design, construction or operation of the Project from that approved by the Board shall require either a Full Amendment or a Technical Review Amendment. The criteria for this determination shall be based on the additional size of the area affected and/or the intensity of impact of the Project.

6-15-01 FULL AMENDMENT

If the proposed amendment meets the criteria necessary for an AASI Permit, then the Full Amendment shall need to meet the requirements and process for an AASI Permit as outlined in these Regulations for the particular Area and Activity of State Interest.

6-15-02 TECHNICAL REVIEW AMENDMENT

The process and requirements for a Technical Review Amendment would occur when changes in the original AASI Permit are of such a limited nature or scope that a formal AASI Permit Full Amendment would be unnecessary. Such Technical Review Amendments may include, but are not limited to, minor changes to building facades, location and type of landscape material, relocation of light poles or fixtures that do not affect light levels at the property line, and the relocation of interior pedestrian walks and trails.

6-15-02-01 PREREQUISITES FOR A TECHNICAL REVIEW AMENDMENT (TRA)

The following factors shall be used by the ~~Planning Director~~Community and Economic Development Director to determine if an application is eligible for a TRA. These factors shall include, but are not necessarily limited to the following:

1. Proposed amendments do not fall within the criteria listed for an AASI Permit Full Amendment as specified in these Regulations.
2. Proposed amendments do not violate existing zoning or subdivision regulations.
3. Proposed amendments do not relate to any site, building, or sign detail that was a condition of approval through the public hearing process.
4. Proposed amendments do not substantially change any of the original plans or items that may have been conditioned through the public hearing process.

6-15-02-02 **SUBMITTAL REQUIREMENTS FOR TECHNICAL REVIEW
AMENDMENT (TRA)**

Submittal requirements for a TRA include:

1. Completed application (available at the Department).
2. Application fee.
3. Proof of ownership or notarized letter of authorization from the landowner permitting a representative to process the application with a disclaimer that no other party's consent is required.
4. A letter of intent indicating the purpose and need for the TRA.
5. The first and any other subsequently approved AASI Permit, development plan exhibits and associated material. (Typically copied from the approved AASI Permit and associated material).
6. A revised blueline plan exhibit (24" x 36") with the proposed amendment highlighted. Font size shall be readable when reduced to an 11 x 17 inch size. No plans shall include copyright restrictions.

6-15-02-03 **APPROVAL CRITERIA FOR A TECHNICAL REVIEW AMENDMENT
(TRA)**

Prior to approval of a Technical Review Amendment, the ~~Planning Director~~Community and Economic Development Director or designee shall consider the following criteria:

1. Will the TRA ensure the efficient development and preservation of the original AASI Permit, and the underlying development plan or subdivision plat?
2. Will the TRA adversely affect reasonable development expectations and the use and enjoyment of adjacent land or the public interest?
3. Will the TRA preserve the spirit and intent of the original AASI Permit and development plan and not weaken the purposes of these regulations?
4. Will approval of the amendment adversely affect the public health, safety, and welfare?

6-15-02-04 TECHNICAL REVIEW AMENDMENT PROCESS

The following is the review process for a Technical Review Amendment (TRA).

1. Upon receipt of all required information, the ~~Planning Director~~Community and Economic Development Director or designee shall review the submittal and prepare comment.
2. The Applicant shall be notified of any outstanding issues upon completion of a fourteen (14) calendar day staff review and referral process. The applicant shall resolve all outstanding issues raised through the referral process.
3. The Applicant shall submit a final mylar which shall be an original drawing in black ink on 24" x 36" single/double matte mylar or photographic blackline positive mylar of the same, or equivalent.
4. Upon acceptance of the final mylar by the Department, the ~~Planning Director~~Community and Economic Development Director or designee shall approve the Technical Review Amendment.
5. After the ~~Planning Director~~Community and Economic Development Director approves and signs the Technical Review Amendment, building permits may be applied for and/or obtained.
6. If any Person or entity is aggrieved by ~~Planning Director's~~Community and Economic Development Director's Determination to exempt a TRA application because it does not meet TRA requirements or if a TRA is denied by the ~~Planning Director~~Community and Economic Development Director, that person or entity may file an appeal to the Board of County Commissioners, no later than ten (10) working days after the date of the ~~Planning Director's~~Community and Economic Development Director's written Determination. See Section 6-10.

6-16 INTERGOVERNMENTAL AGREEMENTS

In lieu of a permit application and review as provided by these regulations, the County, at its sole discretion, may elect to negotiate an intergovernmental agreement with the State of Colorado or a political subdivision of the State as defined by Section 29-1-202(1), C.R.S. for activities of state interest. The County encourages intergovernmental agreements to promote mutually beneficial relationships and effectively address areas and activities of state interest. In the event such an intergovernmental agreement is approved by the Board of County Commissioners, the intergovernmental agreement shall be deemed to satisfy all requirements of these regulations and an AASI Permit shall be issued provided that all of the following conditions are met:

1. The state or political subdivision and the County must both be authorized to enter into the intergovernmental agreement.
2. The purpose, intent, and applicable criteria of Section 24-65.1-101, et seq., C.R.S. and of these regulations must be satisfied by the terms of the intergovernmental agreement.
3. A neighborhood/scoping meeting shall be held by the Applicant, and a summary addressing the concerns of the neighborhood shall be submitted by the Applicant to the ~~Department of Planning and Development~~Community and Economic Development Department which shall include, but is not limited to, the names, addresses, telephone numbers, and concerns. The neighborhood/scoping meeting summary shall be submitted to the ~~Department of Planning and Development~~Community and Economic Development Department along with a presubmittal meeting application prior to the scheduling of a public hearing. The boundaries of the residents notified for the neighborhood/scoping meeting shall be determined by the ~~Director of Planning and Development~~Community and Economic Development Director or designee and shall not be less than 500 feet from the property lines of the location of the Proposed Project.
4. A public hearing must be conducted by the Board to publicly review and approve the proposed intergovernmental agreement. Notice of the public hearing shall be published once at least 30 and not more than 60 days prior to the hearing in a newspaper of general circulation in the County. Property owners within a minimum of 500 feet from the property lines of the location of the Proposed Project shall be notified by the ~~Department of Planning and Development~~Community and Economic Development Department of the date and time of the public hearing not less than 14 calendar days prior to the Board of County Commissioners hearing date.
5. Both the Board and the governing body of the State or political subdivision must approve the intergovernmental agreement in the manner required by the

Colorado Constitution, state statutes, and any applicable charter, ordinance or resolution.

6. Exercise of the provisions of this section 6-16 by the State or political subdivision shall not prevent the entity from electing at any time to proceed under the permit provisions of these regulations.
7. Nothing in this section 6-16 shall be construed to waive the applicability of these regulations or to create in the State or any political subdivision a right or interest to an intergovernmental agreement with the County.

6-17 APPROVAL CRITERIA

A Permit may be approved if the proposed activity complies with the following general criteria and any additional applicable criteria in this section. In determining whether the proposed activity complies with the criteria, the Board shall take into consideration the construction, operation and cumulative impacts of the proposed activity. Also see Appendix A for some examples of these criteria.

6-17-01 GENERAL APPROVAL CRITERIA

1. Documentation that prior to site disturbance associated with the Proposed Project, the Applicant can and will obtain all necessary property rights, permits and approvals. The Board may, at its discretion, defer making a final decision on the application until outstanding property rights, permits and approvals are obtained or the Board may grant a Permit with conditions and/or conditions precedent which will adequately address outstanding concerns.
2. The Proposed Project considers the relevant provisions of the regional water quality plans.
3. The Applicant has the necessary expertise and financial capability to develop and operate the Proposed Project consistent with all requirements and conditions.
4. The Proposed Project is technically and financially feasible.
5. The Proposed Project is not subject to significant risk from Natural Hazards.
6. The Proposed Project is in general conformity with the applicable comprehensive plans.
7. The Proposed Project does not have a significant adverse effect on the capability of local government to provide services or exceed the capacity of service delivery systems.
8. The Proposed Project does not create an undue financial burden on existing or future residents of the County.
9. The Proposed Project does not significantly degrade any substantial sector of the local economy.
10. The Proposed Project does not unduly degrade the quality or quantity of recreational opportunities and experience.
11. The planning, design and operation of the Proposed Project reflects principals of resource conservation, energy efficiency and recycling or reuse.
12. The Proposed Project does not significantly degrade the environment. Appendix A includes the considerations that shall be used to determine whether there will be significant degradation of the environment. For purposes of this section, the term environment shall include:

- a. Air quality.
 - b. Visual quality.
 - c. Surface water quality.
 - d. Groundwater quality.
 - e. Wetlands, flood plains, streambed meander limits, recharge areas, and riparian areas.
 - f. Terrestrial and aquatic animal life.
 - g. Terrestrial and aquatic plant life.
 - h. Soils and geologic conditions.
13. The Proposed Project does not cause a nuisance and if a nuisance has been determined to be created by the Proposed Project the nuisance has been mitigated to the satisfaction of the County.
 14. The Proposed Project does not significantly degrade areas of paleontological, historic, or archaeological importance.
 15. The Proposed Project does not result in unreasonable risk of releases of hazardous materials. In making this determination as to such risk, the Board's consideration shall include:
 - a. Plans for compliance with federal and State handling, storage, disposal and transportation requirements.
 - b. Use of waste minimization techniques.
 - c. Adequacy of spill prevention and counter measures, and emergency response plans.
 16. The benefits accruing to the County and its citizens from the proposed activity outweigh the losses of any resources within the County, or the losses of opportunities to develop such resources.
 17. The Proposed Project is the best alternative available based on consideration of need, existing technology, cost, impact and these Regulations.
 18. The Proposed Project shall not unduly degrade the quality or quantity of agricultural activities.
 19. The proposed Project does not negatively affect transportation in the area.
 20. All reasonable alternatives to the Proposed Project, including use of existing rights-of-way and joint use of rights-of-way wherever uses are compatible, have been adequately assessed and the Proposed Project is compatible with and represents the best interests of the people of the County and represents a fair and reasonable utilization of resources in the Impact Area.

21. The nature and location of the Proposed Project or expansion will not unduly interfere with existing easements, rights-of-way, other utilities, canals, mineral claims or roads.
22. Adequate electric, gas, telephone, water, sewage and other utilities exist or shall be developed to service the site.
23. The proposed project will not have a significantly adverse Net Effect on the capacities or functioning of streams, lakes and reservoirs in the impact area, nor on the permeability, volume, recharge capability and depth of aquifers in the impact area.
24. If the purpose and need for the Proposed Project are to meet the needs of an increasing population within the County, the area and community development plans and population trends demonstrate clearly a need for such development.
25. The Proposed Project 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.

6-17-02 ADDITIONAL APPROVAL CRITERIA

6-17-02-01 THE FOLLOWING ADDITIONAL CRITERIA APPLY TO MAJOR WATER AND SEWER PROJECTS

1. To the extent practicable, Domestic Water and Wastewater Treatment Systems will be consolidated with existing facilities within the area. The determination of whether consolidation is practicable shall include but not be limited to the following considerations:
 - a. Distance to and capacity of nearest Domestic Water or Wastewater Treatment System.
 - b. Technical, legal, managerial and financial feasibility of connecting to existing Domestic Water or Wastewater Treatment System.
 - c. Scope of the Service Area for existing Domestic Water or Wastewater Treatment System.
 - d. Projected growth and development in the Service Area of existing Domestic Water or Wastewater Treatment System.
2. The Proposed Project will not result in duplicative services within the County.

3. The Proposed Project will be constructed in areas that will result in the proper utilization of existing treatment plants and the orderly development of domestic water and sewage treatment systems of adjacent communities.
4. If the Proposed Project is designed to serve areas within the County, it will meet community development and population demands in those areas.
5. The Proposed Project emphasizes the most efficient use of water, including the recycling, reuse and conservation of water.
6. The Applicant demonstrates sufficient managerial expertise and capacity to operate the facility.

6-17-02-02 THE FOLLOWING ADDITIONAL CRITERIA APPLY TO MAJOR FACILITIES OF A PUBLIC UTILITY

1. Areas around Major Facilities of a Public Utility are administered so as to minimize disruption of the service provided by the public utility.
2. Areas around Major Facilities of a Public Utility are administered so as to preserve desirable existing community and rural patterns.
3. Where feasible, Major Facilities of a Public Utility are located so as to avoid direct conflict with adopted local comprehensive, State and regional master plans.
4. Where feasible, Major Facilities of a Public Utility are located so as to minimize dedication of new right-of-way and construction of additional infrastructure (e.g., gas pipelines, roads, and distribution lines.)
5. The applicant has provided an approved Water Supply Plan using an aquifer life assumption of a 300-year supply.

6-17-02-03 THE FOLLOWING ADDITIONAL CRITERIA APPLY TO AIRPORTS:

1. Areas around Airports are administered to encourage land use patterns that separate uncontrollable noise sources from residential and other noise-sensitive areas.
2. Areas around Airports are administered to avoid danger to public safety and health or to property due to aircraft crashes.
3. Airports are located or expanded in a manner that minimizes disruption to the environment, minimizes the impact on existing community service, and complements the economic and transportation needs of the State and the area.

6-17-02-04 THE FOLLOWING ADDITIONAL CRITERIA APPLY TO ARTERIAL HIGHWAYS, INTERCHANGES AND COLLECTOR HIGHWAYS:

1. Areas around interchanges involving Arterial Highways are administered to:

- a. Encourage the smooth flow of traffic;
- b. Foster the development of such areas in a manner calculated to preserve the smooth flow of such traffic.
- c. Preserve desirable existing community travel patterns.
- d. Arterial Highways and interchanges are located so that community traffic needs are met.
- e. Arterial Highways and interchanges are located so that desirable community patterns are not disrupted.

6-17-02-05 THE FOLLOWING ADDITIONAL CRITERIA APPLY TO RAPID OR MASS TRANSIT FACILITIES

1. Areas around Rapid or Mass Transit Facilities are administered to:
 - a. Promote the efficient utilization of the Rapid or Mass Transit Facility.
 - b. Facilitate traffic circulation patterns of roadways serving the mass transit facility.
 - c. Promote development that shall include bike and pedestrian paths providing access to the Rapid or Mass Transit Facility.
2. Rapid or Mass Transit Facilities are located so as to preserve the value of buildings at the site and avoid demolition of businesses or residences to the extent possible. Proposed locations of Rapid or Mass Transit Terminals, Stations, and Fixed Guideways which will not require the demolition of residences or businesses are given preferred consideration over competing alternatives.
3. Rapid or Mass Transit Facilities are located and such activities conducted with reasonable consideration, among other things, as to the character of the area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the unincorporated area of Adams County.
4. Stations, shelters and terminals are appropriately located to attract maximum ridership to the extent feasible and to meet transit needs.
5. Rapid or Mass Transit Facilities have adequate and safe ingress and egress for all transit modes.
6. The location of Fixed Guideways maximizes joint use of rights-of-way for trails and bikeways and other transportation alternatives.
7. Rapid or Mass Transit Facilities are designed and located in a manner that will reduce traffic congestion.
8. Guideway design and location does not permit snow plumes from snow removal equipment on the guideway to reach the travel surface of a plowed public road

except at intersections, nor will guideways be placed or designed so that snow plumes from snow removal equipment on public roads will reach the guideway.

9. The parking areas associated with a Station or Terminal are capable of holding a number of automobiles that equals the Station or Terminal number of passengers expected to park at the during peak periods.
10. Access roads to a Station or Terminal are designed and located to accommodate, during a 15 minute period, the maximum number of automobiles anticipated to arrive before the scheduled departure of the mass transit conveyance without causing cars to back up onto the public road serving the facility.
11. The Manual on Traffic Control Devices applies to safety devices at intersections of a Fixed Guideway and other transportation corridors.
12. A proposed location of a Rapid or Mass Transit Facility that imposes a burden or deprivation on a local government cannot be justified on the basis of local benefit alone, nor shall a permit for such a location be denied solely because the location places a burden or deprivation on one local government.
13. Rapid or Mass Transit Facilities minimize the effects of noise and vibration on neighboring property owners, with particular emphasis on residential land uses.

6-18 FINANCIAL GUARANTEE

Before any Permit is issued under these Regulations, the Board may (but shall not be required to) require the Applicant to file a guarantee of financial security deemed adequate by the Board and payable to the County. The purpose of the financial guarantee is to assure the following:

1. That the Proposed Project is completed and, if applicable, that the Development Area is properly reclaimed.
2. That the Applicant performs all Mitigation requirements and Permit conditions in connection with the construction, operation and termination of the Proposed Project.
3. That increases in public facilities and services necessitated by the construction, operation and termination of the Proposed Project are borne by the Permit Holder.
4. That the County can recover from the Applicant any additional expenses incurred by the County as a result of a Project that has been suspended or abandoned.

6-18-01 AMOUNT OF FINANCIAL GUARANTEE

In determining the amount of the financial guarantee, the County shall consider the following factors:

1. The estimated cost of completing the Proposed Project and, if applicable, of returning the Development Area to its original condition or to a condition acceptable to the County.
2. The estimated cost of performing all Mitigation requirements and Permit conditions in connection with the construction, operation, and termination of the Proposed Project, including:
 - a. The estimated cost of providing all public services necessitated by the proposed activity until two (2) years after the proposed activity ceases to operate.
 - b. The estimated cost of providing all public facilities necessitated by the proposed activity until all such costs are fully paid.

6-18-02 ESTIMATE

Estimated cost shall be based on the Applicant's submitted cost estimate plus the Board's estimate of the additional cost to the County of bringing in personnel and equipment to accomplish any unperformed purpose of the financial guarantee. The Board shall consider the duration of the development or activity and compute a reasonable projection of increases due to inflation. The Board may require, as a

condition of the Permit, that the financial security be adjusted upon receipt of bids to perform the requirements of the Permit and Regulations.

6-18-03 FORM OF FINANCIAL GUARANTEE

The financial guarantee may be in the form of a letter of credit or some other form acceptable to the Board.

6-18-04 RELEASE OF GUARANTEE

The financial guarantee shall be released when:

1. The Permit has been surrendered to the Board before commencement of any physical activity on the site of the permitted Project; or
2. The Project has been abandoned and either the site has been returned to its original condition or to a condition acceptable to the County; or
3. The Project has been satisfactorily completed; or
4. A phase or phases of the Project have been satisfactorily completed allowing for partial release of the financial guarantee consistent with Project phasing and as determined appropriate by the Board; or The applicable guaranteed conditions have been satisfied.

6-18-05 CANCELLATION OF THE FINANCIAL GUARANTEE

Any financial guarantee may be canceled only upon the Board's written consent.

6-18-06 FORFEITURE OF FINANCIAL GUARANTEE

1. If the Board determines that a financial guarantee should be forfeited because of any violation of the Permit, Mitigation requirements, conditions or any applicable Regulations adopted by the Board, it shall provide written notice to the surety and the Permit Holder that the financial guarantee shall be forfeited unless the Permit Holder makes written demand to the Board, within thirty (30) days after Permit Holder's receipt of notice, requesting a hearing before the Board. If no demand is made by the Permit Holder within said period, then the Board shall order the financial guarantee forfeited.
2. If a written demand is received, the Board shall hold a hearing within thirty (30) days after the receipt of the demand by the Permit Holder. At the hearing, the Permit Holder shall present for the consideration of the Board statements, documents, and other information with respect to the alleged violation. At the conclusion of the hearing, the Board shall either withdraw the notice of violation or enter an order forfeiting the financial guarantee.

3. The deposit described above shall be used by the Board, in the event of the default of the Permit Holder, for the purposes of recovering on the surety or fulfilling the permit obligation of the Permit Holder. That portion of any moneys expended by the County from the escrow funds relating to such default shall be replaced in the escrow account by the Permit Holder immediately following notice of such expenditure. The County may arrange with a lending institution, which provides money for the Permit Holder, that said institution may hold in escrow any funds required for said deposit. Funds shall be disbursed out of escrow by the institution to the County upon County's demand for the purpose specified in this section.
4. If the forfeiture results in inadequate revenue to cover the costs of accomplishing the purposes of the financial guarantee, the County Attorney's Office shall take such steps as deemed proper to recover such costs where recovery is deemed possible.

6-18-07 SUBSTITUTE OF FINANCIAL GUARANTEE

If the license to do business in Colorado of any business issuing or holding a financial guarantee pursuant to this regulation is suspended or revoked by any State authority, then the applicant shall immediately, after receiving notice thereof, substitute a good and sufficient financial guarantee from a business licensed to do business in Colorado. Upon failure of the permittee to make substitution within the time allowed, the Board shall suspend the Permit and/or take such other enforcement action until proper substitution has been made.

6-19 PERMIT ADMINISTRATION AND ENFORCEMENT

6-19-01 ENFORCEMENT AND PENALTIES

1. Any person engaging in a development in the designated Area of State Interest or conducting a designated Activity of State Interest who does not obtain a Permit pursuant to these Regulations, who does not comply with Permit requirements, or who acts outside the jurisdiction of the Permit may be subject to such criminal or civil liability as may be prescribed by law.
2. If the County determines at any time that there are material changes in the construction or operation of the Project from that approved by the County, the permit may be immediately suspended by the ~~Director of Planning and Development~~ Community and Economic Development Director and a hearing shall be held before the Board of County Commissioners to determine whether new conditions are necessary to ensure compliance with the Approval Criteria or if the permit should be revoked. The Hearing shall follow the procedures set forth in Section 6-11.

6-19-02 PERMIT SUSPENSION OR REVOCATION

1. The Board may temporarily suspend the Permit for a period of thirty (30) days for any violation of the Permit or the applicable Regulations. The Permit holder shall be given written notice of the violation and shall have a minimum of fifteen (15) days to correct the violation. If the violation is not corrected, the Permit shall be temporarily suspended for thirty (30) days.
2. The County may revoke a Permit granted pursuant to these Regulations if any of the activities conducted by the permittee violates the conditions of the Permit or these Regulations, or the County determines that the project as constructed or operated has impacts not disclosed in the application. Prior to revocation, the permittee shall receive written notice and be given an opportunity for a hearing before the Board. The Board may revoke the permit or may specify a time by which action shall be taken to correct any violations for the permit to be retained.
3. In addition to suspending or revoking the Permit as set forth above, the County may pursue all civil and/or criminal remedies as allowed by law.

6-19-03 TRANSFER OF PERMITS

A permit may be transferred only with the written consent of the Board of County Commissioners. Consent shall be in the sole discretion of the Board of County Commissioners. The Board of County Commissioners shall ensure, in approving any transfer, that the proposed transferee can and will comply with all the requirements, terms, and conditions contained in the permit and County Regulations; that such

requirements, terms, and conditions remain sufficient to protect the health, welfare, and safety of the public; and that an adequate guarantee of financial security can be made.

6-20 APPENDIX

This Appendix provides examples of the types of concerns that the Board of County Commissioners shall take into consideration in determining whether an application for a Permit has complied with the Approval Criteria contained in Section 6-17 of these Regulations.

6-20-01 GENERAL CONSIDERATIONS**6-20-01-01 TECHNICAL AND FINANCIAL FEASIBILITY**

The determination of technical and financial feasibility may include but is not limited to the following considerations:

- a. Amount of debt associated with the proposed activity.
- b. Debt retirement schedule and sources of funding to retire the debt.
- c. Estimated construction costs and construction schedule.
- d. Estimated annual operation, maintenance and monitoring costs.
- e. Market Conditions.
- f. Anticipated revenue generation.

6-20-01-02 RISK FROM NATURAL HAZARDS

The determination of risk from Natural Hazards may include but is not limited to the following considerations:

- a. Faults and fissures.
- b. Unstable slopes including landslides and rock slides.
- c. Expansive or evaporative soils and risk of subsidence or upheaval.
- d. Wildfire hazard areas.
- e. Floodplains and floodways.

6-20-01-03 SERVICES

The determination of the effects of the Proposed Project on the capability of local government to provide services or to exceed the capacity of service delivery systems may include but is not limited to the following considerations:

- a. Existing and potential financial capability of local governments to accommodate Development related to the proposed activity.

- b. Current and projected capacity of roads, schools, infrastructure, housing, and other services and impact of the proposed activity upon the capacity.
- c. Changes caused by the Proposed Project in the cost of providing education, transportation networks, water treatment and wastewater treatment, emergency services, or other governmental services or facilities.
- d. Changes in short or long term housing availability, location, cost or condition.
- e. Need for temporary roads to access the construction of the Proposed Project.
- f. Change in demand for public transportation.
- g. Change in the amount of water available for future water supply in the County.

6-20-01-04 FINANCIAL BURDEN OF EXISTING OR FUTURE RESIDENTS

The determination of the effects of the Proposed Project on the financial burden of existing or future residents of the County may include but is not limited to the following considerations:

- a. Changes in assessed valuation.
- b. Tax revenues and fees to local governments that will be generated by the Proposed Project.
- c. Changes in tax revenues caused by agricultural lands being removed from production.
- d. Changes in costs to water users to exercise their water rights.
- e. Changes in costs of water treatment or wastewater treatment.
- f. Effects on wastewater discharge permits.
- g. Inability of water users to get water into their diversion structures.
- h. Changes in total property tax burden.

6-20-01-05 LOCAL ECONOMY

The determination of the effects of the Proposed Project on any substantial sector of the local economy may include but is not limited to the following considerations:

- a. Changes to projected revenues generated from each economic sector.
- b. Changes in the value or productivity of any lands.

- c. Changes in opportunities for economic diversification.

6-20-01-06 RECREATIONAL OPPORTUNITIES

The determination of effects of the Proposed Project on recreational opportunities and experience may include but is not limited to the following considerations:

- a. Changes in quality and quantity of fishing.
- b. Changes in access to recreational resources.
- c. Changes to quality and quantity of hiking trails.
- d. Changes to the rural experience or other opportunity for solitude in the natural environment.
- e. Changes to hunting.

6-20-01-07 AIR QUALITY

The determination of effects of the Proposed Project on air quality may include but is not limited to the following considerations:

- a. Changes to seasonal ambient air quality.
- b. Changes in visibility and microclimates.
- c. Applicable air quality standards.

6-20-01-08 VISUAL EFFECTS

The determination of visual effects of the Proposed Project may include but is not limited to the following considerations:

- a. Visual changes to ground cover and vegetation, waterfalls and streams, or other natural features.
- b. Interference with viewsheds, ridgelines, and scenic vistas.
- c. Changes in riparian tree canopies.
- d. Changes in landscape character types or unique land formations.
- e. Compatibility of building and structure design and materials with surrounding land uses.

6-20-01-09 SURFACE WATER

The determination of effects of the Proposed Project on surface water quality may include but is not limited to the following considerations:

- a. Changes to existing water quality, including patterns of water circulation, temperature, conditions of the substrate, extent and

- persistence of suspended particulates and clarity, odor, color or taste of water.
- b. Applicable narrative and numeric water quality standards.
 - c. Changes in point and nonpoint source pollution loads.
 - d. Increase in erosion.
 - e. Changes in sediment loading to water bodies.
 - f. Changes in stream channel or shoreline stability.
 - g. Changes in streambed meander limits.
 - h. Changes in storm water runoff flows.
 - i. Changes in trophic status or in eutrophication rates in lakes and reservoirs.
 - j. Changes in the capacity or functioning of streams, lakes or reservoirs.
 - k. Changes in flushing flows.
 - l. Changes in dilution rates of mine waste, agricultural runoff and other unregulated sources of pollutants.

6-20-01-10 GROUNDWATER

The determination of effects of the Proposed Project on groundwater quality may include but is not limited to the following considerations:

- a. Changes in aquifer recharge area extent, recharge rates, groundwater levels and aquifer capacity including seepage losses through aquifer boundaries and at aquifer-stream interfaces.
- b. Changes in capacity and function of wells within the impact area.
- c. Changes in quality of well water within the impact area.
- d. Draw-down of reservoir pressure or changes in recovery rate and reserves of nonrenewable water for water users.

6-20-01-11 WETLANDS AND RIPARIAN AREAS

The determination of effects of the Proposed Project on wetlands and riparian areas may include but is not limited to the following considerations:

- a. Changes in the structure and function of wetlands.
- b. Changes to the filtering and pollutant uptake capacities of wetlands and riparian areas.
- c. Changes to aerial extent of wetlands.
- d. Changes in species' characteristics and diversity.

- e. Transition from wetland to upland species.
- f. Changes in function and aerial extent of floodplains.

6-20-01-12 TERRESTRIAL OR AQUATIC LIFE

The determination of effects of the Proposed Project on terrestrial or aquatic life may include but is not limited to the following considerations:

- a. Changes that result in loss of oxygen for aquatic life.
- b. Changes in flushing flows.
- c. Changes in species composition or density.
- d. Changes in number of threatened or endangered species.
- e. Changes to habitat and critical habitat, including calving grounds, mating grounds, nesting grounds, summer or winter range, migration routes, or any other habitat features necessary for the protection and propagation of any terrestrial animals.
- f. Changes to habitat and critical habitat, including streambed and banks, spawning grounds, riffle and side pool areas, flushing flows, nutrient accumulation and cycling, water temperature, depth and circulation, stratification and any other conditions necessary for the protection and propagation of aquatic species.
- g. Changes to the aquatic and terrestrial food webs.

6-20-01-13 TERRESTRIAL PLANT LIFE OR HABITAT

The determination of effects of the Proposed Project on terrestrial plant life or habitat may include but is not limited to the following considerations:

- a. Changes to habitat of threatened or endangered plant species.
- b. Changes to the structure and function of vegetation, including species composition, diversity, biomass, and productivity.
- c. Changes in advancement or succession of desirable and less desirable species, including noxious weeds.
- d. Changes in threatened or endangered species.

6-20-01-14 SOILS AND GEOLOGIC

The determination of effects of the Proposed Project on soils and geologic conditions may include but is not limited to the following considerations:

- a. Changes to the topography, natural drainage patterns, soil morphology and productivity, soil erosion potential, and floodplains.

- b. Changes to stream sedimentation, geomorphology, and channel stability.
- c. Changes to lake and reservoir bank stability and sedimentation, and safety of existing reservoirs.
- d. Changes to mudflows and debris fans, and other unstable and potentially unstable slopes.
- e. Exacerbation of seismic concerns and subsidence.

6-20-01-15 HAZARDOUS MATERIALS

The determination of the risks of a release of hazardous materials from the Proposed Project may include but is not limited to the following considerations:

- a. Plans for compliance with federal and State handling, storage, disposal and transportation requirements.
- b. Use of waste minimization techniques.
- c. Adequacy of spill prevention and countermeasures, and emergency response plans.

6-20-01-16 AGRICULTURAL ACTIVITIES

The determination of effects of the Proposed Project on agricultural activities may include but is not limited to the following considerations:

- a. Changes in quality and quantity of farming.
- b. Changes in access to agricultural activities.
- c. Changes to quality and quantity of ranching.
- d. Changes to the quality and quantity of agricultural soils.
- e. Changes to the quality and quantity of water for agricultural uses.

CHAPTER 7—ROADWAY STANDARDS AND TECHNICAL CRITERIA

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Chapter 7—ROADWAY STANDARDS AND TECHNICAL CRITERIA

This chapter presents standards and technical criteria to be used in the preparation of a roadway design and project plans submitted to Adams County for review and approval. The following information should be viewed as minimum requirements and changes to these standards must receive prior written approval from the Director of ~~Public Works~~[The Transportation Department](#).

7-01 ROADWAY DESIGN AND TECHNICAL CRITERIA**7-01-01 GENERAL**

The County has adopted a street classification system based on traffic volumes and surrounding land use (both existing and future). The listing of the roadway types is as follows:

1. Local - Residential
2. Local - Residential, Rural
3. Local - Industrial/Commercial
4. Minor Collector
5. Minor Collector, Rural
6. Major Collector
7. Minor Arterial
8. Minor Arterial, Rural
9. Major Arterial

The information presented in this section applies to each classification and graphical representation of each roadway type and is shown in Appendix A. The design methodology outlined in this chapter is based upon the 1990 AASHTO, A Policy on Geometric Design of Highways and Streets (“Green Book”) and existing conditions.

In the event that there is a revised edition of the AASHTO standards, the most recent edition shall be used. The latest edition of the Colorado Department of Transportation (CDOT) Design Guides may also be used for roadway design, after obtaining approval from the Director of ~~Public Works~~[The Transportation Department](#). It is important to note that Adams County standards may supercede both AASHTO and CDOT design policy/criteria for County maintained roads.

7-01-02 REQUIRED DESIGN SUBMITTALS

Project Plans submitted to the County for review shall contain a comprehensive circulation system designed in accordance with these criteria and other applicable standards (local, state, and federal). Prior to receiving approval, the Project Plans must be sealed by a Colorado Registered Professional Engineer who has extensive knowledge of the project being submitted for review.

Based on the application being submitted, the level of design detail required varies and can be determined by the checklist attached to the application and/or by contacting the County. All required information is to be submitted for County review prior to receiving an approved application or permit. Applicants are encouraged to prepare the required submittals with as much detail as possible to minimize possible confusion and cut down on overall processing time. Should there be questions regarding the required submittals, please contact the [Transportation Department](#)~~Department of Public Works~~.

7-01-03 DESIGN CRITERIA

The engineer shall design all local circulation systems recognizing the following factors:

1. Safety – for vehicular and pedestrian traffic.
2. Performance – efficiency of service for all users.
3. Livability – impacts mitigated by circulation system improvements.
4. Economy – of construction and use of land.

Each of the principles in Table 7.1 is an elaboration on one or more of these four factors. The principles are not intended as absolute criteria, since instances may appear where certain principles or existing conditions conflict. The principles should, therefore, be used as guidelines to proper systems layout and for obtaining County approval. Table 7.2 presents a summary of the minimum roadway design requirements for each of the nine roadway types. Within this table the following characteristics are discussed:

1. Speed Limit
2. Number of Through Lanes
3. Right-of-Way
4. Street Width and Composition of Cross-Section
5. Type of Curb and Gutter
6. Sidewalk Width
7. Traffic Volumes

8. Continuity
9. Safety
10. Traffic Control
11. Function
12. Access Conditions
13. Planning Characteristics

Table 7.1—Roadway Design Criteria

	Concern	Guide
Ensure Vehicular and Pedestrian Access	The primary function of local streets is to serve abutting properties.	Street widths, placement of sidewalks, patterns of streets and number of intersections are related to safe and efficient access to abutting lands.
Minimize Through Trips	Through traffic on local and collector streets potentially increases the average speed and volume. Therefore increasing the potential for accidents and reducing residential amenities.	Through traffic can be discouraged between neighborhoods and higher volume streets by creating a circuitous route, channeling or controlling median crossings along peripheral routes.
Control Access to Arterials	Local circulation systems and land development patterns should not detract from the efficiency of peripheral arterial facilities. The local streets that intersect arterial systems will tend to have higher volumes since they tend to be primarily exit points	The number of access points between local circulation systems and adjacent arterial streets should be minimized. Intersections along arterial routes should be properly spaced for efficient signalization and traffic flow.
Discourage Speeding	Residential streets should be designed to discourage fast movement.	Use of curvilinear alignments, traffic calming devices and circuitous routes in the street system.
Minimize Pedestrian – Vehicular Conflicts	Pedestrian travel from within the area to points outside should require a minimal number of street crossings.	Typical methods include use of cul-de-sacs and looped streets, special pedestrian routes or walkways, and the proper placement of high pedestrian traffic generators. In general, vehicular flow must be outward oriented to the peripheral arterials and pedestrian travel should be inward-oriented to avoid these heavier vehicular flows.
Minimize Space Devoted to Street Use	It is desirable to minimize local street mileage, therefore reducing construction and maintenance costs as well as to permit the most efficient use of land. Streets should also have an appearance commensurate with their function.	Streets should be designed to complement local character.
Relate Street to Topography	Local streets are more attractive and economical if constructed to closely adhere to topography (minimize cut and fill).	The important role streets play in the overall storm drainage system can be enhanced by closely following existing topography.
Layout Street to Achieve Optimum Subdivision of Land	The arrangement of streets should allow for economical and practical patterns, shapes and sizes of adjacent parcels. Streets as a function of land use must not unduly hinder the development of land.	Distances between streets, number of streets, and related elements all have a bearing on efficient subdivision of an area. Access to adjoining properties should also be encouraged.

Table 7.2—Roadway Design Requirements

		Local – Residential	Local – Residential, Rural	Local – Industrial/Commercial
Posted Speed Limit ¹ (mph)		25		
Design Speed (mph) ²		30		
Number of Through Lanes		2		
Right-of-Way ³		50' min. ⁴	60'	60'
		ROW radius in cul-de-sacs bubble: 60'	ROW radius in cul-de-sacs bubble: 60'	ROW radius in cul-de-sacs bubble: 70'
Street Width & Composition of Cross-Section	flowline-flowline	SF and MF: 36'	-	44'
	paved width	SF and MF: 32'	24'	40'
	shoulders	-	2-6'	-
	gutter pans	2-2' for SF and MF areas	-	2-2'
Curb and Gutter		Combination curb, gutter, and sidewalk	-	Vertical curb and gutter
Sidewalk Width (measured from flowline)		5.5' wide combination w/curb, attached	-	5.5' wide w/curb, attached
Traffic Volumes		Less than 1500 vpd		
Continuity		Limited		
Safety		Designed for the safety of pedestrians and bicyclists, and ease of access to adjacent parcels of land.		
Traffic Control		As warranted by the MUTCD Manual for uncontrolled intersections.		
Function		<ul style="list-style-type: none"> • Direct access to adjacent property. • Traffic carried should have an origin or a destination within the neighborhood. • Utility line easements should be available. 		
Access Conditions		Intersections at grade with direct access to abutting property permitted.		
Planning Characteristic		<ul style="list-style-type: none"> • Designed to discourage through traffic from moving through the neighborhood. • Local streets should not intersect major collectors or arterial streets. • Parking may be limited to one side of the street. • Street parking, backing or loading maneuver may or may not be allowed. 		
Cul-de-sacs	min. flowline radius	53'	42' to edge of asphalt	62'
	max length	Max. length (for local residential and industrial/commercial only): most restrictive of 1,200' or 40 dwelling units (if approved by the Fire District). Longer than 600' or with more than 25 dwelling units-may require all units to be sprinkled per NFPA-13D		

Notes:

¹ See County for posted speed if the traffic study indicates that a reduced speed is required.

² Design speeds for the various street classifications shall be 5mph more than the posted speed of that street.

³ ROW for cut/fill conditions may be required,

⁴ Change in ROW width due to a change in street classification shall be made at intersections to accommodate turn lanes.

SF = Single Family Residential

MF = Multi Family Residential

vpd = vehicles per day

Table 7.2—Roadway design requirements (continued)

		Minor Collector	Minor Collector, Rural ⁶	Major Collector
Posted Speed Limit (mph)		30		35
Design Speed ⁵ (mph)		35		40
Number of Through Lanes		2		4
Right-of-Way		80'		80'
Street Width & Composition of Cross-Section	flowline-flowline	44'	-	64' (ability to convert 1 travel lane to 1 turn lane)
	paved width	40'	44'	60'
	Shoulders (paved)	-	2-8'	-
	gutter pans	2-2'	-	2-2'
Curb and Gutter		Vertical curb and gutter	-	Vertical curb and gutter
Sidewalk Width (measured from flowline)		5.5' – attached	-	5.5' - attached
Traffic Volumes		Greater than 1500 vpd, less than 7000 vpd		Greater than 7000 vpd, less than 12,000 vpd
Continuity		Continuous for less than 2 miles		Continuous for 2 or more miles
Safety		Designed to handle traffic volumes loading from and onto local, other collector, and arterial roadways.		
Traffic Control		<ul style="list-style-type: none"> As warranted by the MUTCD Manual and State Highway Access Code for Collectors. Parking prohibited. Traffic signals will normally be located only at intersections with streets of higher classification. 		
Function		<ul style="list-style-type: none"> Collect and distribute traffic between arterial and local streets and serve as main connectors within communities. Traffic should have an origin or a destination within the community. 	<ul style="list-style-type: none"> Permit relatively unimpeded traffic movement Intended for use on routes where 4 moving lanes are required, but a larger classified street is not warranted. 	
Access Conditions		<ul style="list-style-type: none"> Intersections at grade. Direct access to abutting property is not permitted unless no other access is reasonably available. For major collector only, access from street of lower classification will be permitted with the use of traffic control devices. 		
Planning Characteristic		Develop continuity throughout, but need not extend beyond the neighborhood.		<ul style="list-style-type: none"> Should be employed where traffic demands dictate. Landscaping elements are encouraged (trees, open space, etc.) where line of sight is not an issue. Intersection with other collector and arterial streets should be at least one-quarter mile apart.

Notes:

⁵Design speeds for the various street classifications shall be 5mph greater than the posted speed of that street.

⁶ Includes Section Line Arterial

vpd = vehicles per day

7-06

TABLE 7.2—ROADWAY DESIGN REQUIREMENTS (CONTINUED)

		Minor Arterial	Minor Arterial, Rural	Major Arterial
Posted Speed Limit (mph)		Greater than or equal to 35 MPH (actual posted speed to be determined by the Adams County Engineering Division prior to submittal of construction plans)		
Design Speed ⁷ (mph)		45 minimum		
Number of Through Lanes		4		4 minimum
Right-of-Way		120'	120'	140'
		ROW may be based on existing Master Plans.		
Street Width & Composition of Cross-Section	flowline-flowline	64'	-	74'
	paved width	60'	60'	2-15' and 2-12' travel lanes
	gutter pans	-	-	2-2'
	median	-	-	1-14'
	median gutter pans	-	-	2-1'
Curb and Gutter		Vertical curb and gutter	-	Vertical curb and gutter
Sidewalk Width		10'	-	10'
Traffic Volumes		Generally less than 12,000 vpd		Generally greater than 12,000 vpd
Continuity		Continuous for several miles, generally connecting with inter-city routes.		Continuous for several miles, generally connecting with inter-county and intra-county routes.
Safety		Designed to handle traffic volumes loading from and onto collector, and arterial roadways.		
Traffic Control		<ul style="list-style-type: none"> As warranted by the MUTCD Manual and State Highway Access Code for Arterials. Parking is prohibited. 		<ul style="list-style-type: none"> As warranted by the MUTCD Manual and State Highway Access Code for Arterials. Parking is prohibited. Roadways shall have median stripping.
Function		Permit relatively unimpeded traffic movement		Permit relatively unimpeded traffic movement.
Access Conditions		Abutting properties should not face on the roadway unless separated from it by a frontage road.		
		<ul style="list-style-type: none"> Intersection at grade. Intersection spacing shall be ¼ mile. Access from streets of lower classification may be permitted if controlled by traffic control devices. Direct access to abutting properties is not permitted unless prior approval is obtained from the Director of Public Works the Transportation Department. 		
Planning Characteristic		Arterials should be continuous and spaced from ½ to 1 mile apart.		Arterials should be spaced (1) one mile apart and should traverse an entire city and/or county County .
		Arterials should act as boundaries between neighborhood areas.		

Notes:

⁷Design speeds for the various street classifications shall be 5mph greater than the posted speed of that street.

vpd = vehicles per day

7-01-03-01 SIGHT DISTANCES

Sight distance is the length of roadway clearly visible to the driver and is dependent upon the height of the driver's eye above the road surface, the specified object height above the road surface, and the height of sight obstructions within the line of sight. The minimum sight distance available on a roadway should be sufficient to enable a vehicle traveling at or near the design speed to stop before reaching a stationary object.

In evaluating the overall performance of a roadway, both the horizontal and vertical sight distances should be checked to insure the distance along the major road is sufficient to allow a vehicle the opportunity to safely cross or turn left, whichever is required. For all sight distance calculations, the height of driver's eye is considered to be 3.50 feet above the road surface.

No Access Permit shall be issued for any project which does not include design elements for safe movement of any motorist using and/or passing an access.

Minimum Sight Distance requirements for existing access points shall meet the criteria listed in the Appendices B of these regulations.

7-01-03-01-01 STOPPING SIGHT DISTANCE

The minimum stopping sight distance is the distance required by the driver of a vehicle traveling at the design speed to bring the vehicle to a stop after an object on the road becomes visible. Stopping sight distance is the sum of the brake reaction time (the interval between the instant the driver recognizes the existence of an object on the roadway and the instant the driver applies the brakes) and the braking distance. The braking distance is related to the initial speed and the coefficient of friction between the tires and the roadway. Because of the lower coefficients of friction on wet pavement as compared with dry, the wet condition governs the stopping distances in design. Refer to Table 7.3 for minimum stopping sight distances. For stopping sight distance calculations, the height of the object is considered to be 6 inches above the road surface.

Table 7.3—Stopping Sight Distance for Wet Pavements
(Adapted from AASHTO “Green Book” Table III-1)

Design Speed	Assumed Speed for Condition (mph)	Brake Reaction		Coefficient of Friction f	Breaking Distance on Level ^a (ft)	Stopping Sight Distance	
		Time (sec)	Distance (ft)			Computed ^a (ft)	Rounded for Design (ft)
20	20-20	2.5	73.3-73.3	0.40	33.3-33.3	106.7-106.7	125-125
25	24-25	2.5	88.0-91.7	0.38	50.5-54.8	138.5-146.5	150-150
30	28-30	2.5	102.7-110.0	0.35	74.7-85.7	177.3-195.7	200-200
35	32-35	2.5	117.3-128.3	0.34	100.4-120.1	217.7-248.4	225-250
40	36-40	2.5	132.0-146.7	0.32	135.0-166.7	267.0-313.3	275-325
45	40-45	2.5	146.7-165.0	0.31	172.0-217.7	318.7-382.7	325-400
50	44-50	2.5	161.3-183.3	0.30	215.1-277.8	376.4-461.1	400-475
55	48-55	2.5	176.0-201.7	0.30	256.0-336.1	432.0-537.8	450-550
60	52-60	2.5	190.7-220.0	0.29	310.8-413.8	501.5-633.8	525-650
65	55-65	2.5	201.7-238.3	0.29	347.7-485.6	549.4-724.0	550-725
70	58-70	2.5	212.7-256.7	0.28	400.5-583.3	613.1-840.0	625-850

^aDifferent values for the same speed result from using unequal coefficients of friction

7-01-03-01-01-01 *Effects of Grade on Stopping*

When a roadway is constructed on a grade steeper than 3%, the braking distance not only to the initial speed and coefficient of friction, but also the percent grade (both up and down). As intuition would lead you to believe, the safe stopping distance on upgrades is shorter and those on downgrades is longer. Refer to Table 7.4 for effects of upgrades and downgrades on the stopping sight distance in wet conditions.

*Table 7.4—Effect of Grade on Stopping Sight Distance, Wet Conditions
 (Adapted from AASHTO “Green Book” Table III-2)*

Design Speed (mph)	Increase for Downgrades			Assumed Speed for Condition (mph)	Decrease for Upgrades		
	Correction in Stopping Distance (ft)				Correction in Stopping Distance (ft)		
	3%	6%	9%		3%	6%	9%
30	10	20	30	28	-	10	20
40	20	40	70	36	10	20	30
50	30	70	-	44	20	30	-
60	50	110	-	52	30	50	-
65	60	130	-	55	30	60	-
70	70	160	-	58	40	70	-

7-01-03-01-01-02 *Decision Sight Distance*

Decision sight distance is defined as the distance it takes for a driver to detect an unexpected or difficult-to-perceive hazard along the roadway which may be visually cluttered, recognize this hazard, select an appropriate speed and path, and complete the required safety maneuver. Therefore, based on this definition, these values tend to be greater than stopping sight distances. Interchanges and intersections, locations where unusual or unexpected maneuvers are required, changes in cross section, and areas of “visual noise” are examples of locations where decision sight distances may be needed. In computing and measuring decision sight distances (refer to Table 7.5), the 3.5-foot eye height and 6-inch object height criteria used for stopping sight distance have been used.

Table 7.5—Decision Sight Distance (adapted from AASHTO “Green Book” Table III-3)

Design Speed (mph)	Decision Sight Distance for Avoidance Maneuver (ft)				
	A	B	C	D	E
30	220	500	450	500	625
40	345	725	600	725	825
50	500	975	750	900	1025
60	680	1300	1000	1150	1275
70	900	1525	1100	1300	1450

- Avoidance Maneuver A: Stop on rural road.
- Avoidance Maneuver B: Stop on urban road.
- Avoidance Maneuver C: Speed/path/direction change on rural road.
- Avoidance Maneuver D: Speed/path/direction change on suburban road.
- Avoidance Maneuver E: Speed/path/direction change on urban road.

7-01-03-01-02 PASSING SIGHT DISTANCE FOR TWO-LANE ROADS

Passing sight distance is the minimum distance (traveling at the design speed) that must be available to enable the driver of one vehicle to pass another safely and comfortably without interfering with oncoming traffic. Required passing sight distances for given design speeds are given in Table 7.6. For all sight distance calculations, the height of driver’s eye is considered to be 3.50 feet above the road surface. For passing sight distance calculations, the height of the object is considered to be 4.25 feet above the road surface.

Table 7.6—Minimum Passing Sight Distance for Design of Two-Lane Highways (Adapted from AASHTO “Green Book” Table III-5)

Design Speed (mph)	Assumed Speeds		Minimum Passing Sight Distance (Rounded) (ft)
	Passed Vehicle (mph)	Passing Vehicle (mph)	
20	20	30	800
30	26	36	1100
40	34	44	1500
50	41	51	1800
60	47	57	2100
65	50	60	2300
70	54	64	2500

7-01-03-01-03 MEASURING AND RECORDING SIGHT DISTANCE ON PLANS

Methods for scaling sight distances are shown in Figure 7.1. Both horizontal and vertical sight distances should be measured as well as passing sight distance and stopping sight distance. Sight distance charts such as those in Table 7.6 through Table 7.8 may be used to establish minimum lengths of

vertical curves and charts similar to Figure 7.3 and Figure 7.4 are useful in determining the degree of horizontal curve necessary for the required sight distance. Refer to AASHTO “Green Book” for further details on scaling and recording sight distances.

7-01-03-01-04 ***INTERSECTION AND DRIVEWAY SIGHT DISTANCE (SIGHT TRIANGLE)***

There shall be an unobstructed sight distance along both approaches and both sides at an intersection (within the right-of-way) for distances sufficient to allow the operators of vehicles, approaching simultaneously, to see each other in time to prevent collisions at the intersection.

Any object within the sight triangle more than 30 inches high (such objects include: buildings, cut slopes, hedges, trees, bushes, utility cabinets, or tall crops) above the flowline elevation of the adjacent street shall constitute a sight obstruction, and shall be removed or lowered. **In no case shall any permanent object encroach into the “line of sight” of any part of the sight-distance triangle.** In addition, parking (except on local streets) shall be eliminated within the sight triangle whether or not the intersection roads are level or on grades. The sight distance shall be measured to the centerline of the closest through lane in both directions.

All sight-distance triangles (shown in Figure 7.2) must be presented on the submitted street plans.

Refer to the AASHTO “Green Book” for more information on sight distances for intersections.

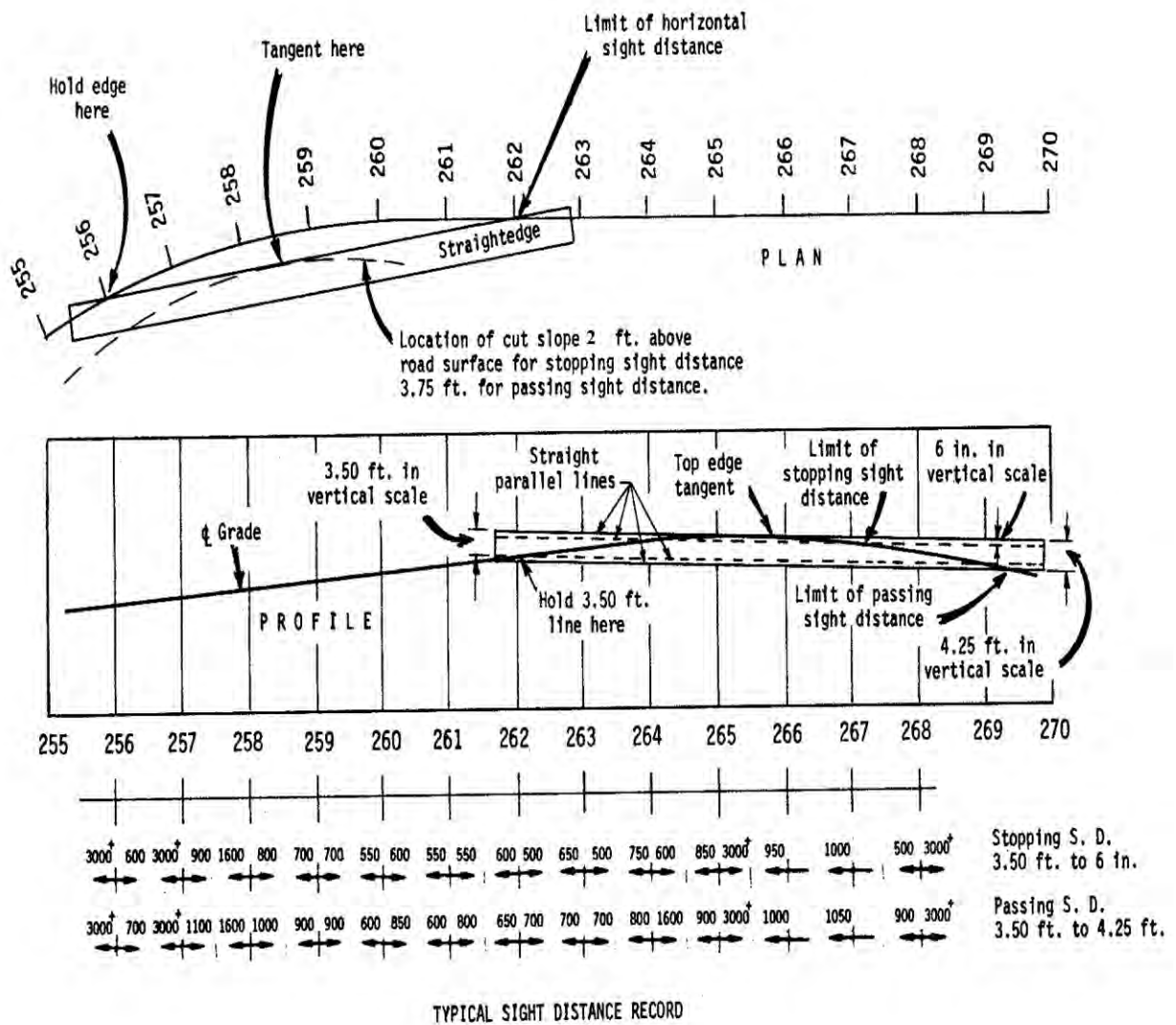


Figure 7.1—Scaling and recording sight distance on plans
(adapted from AASHTO “Green Book” Figure III-3)

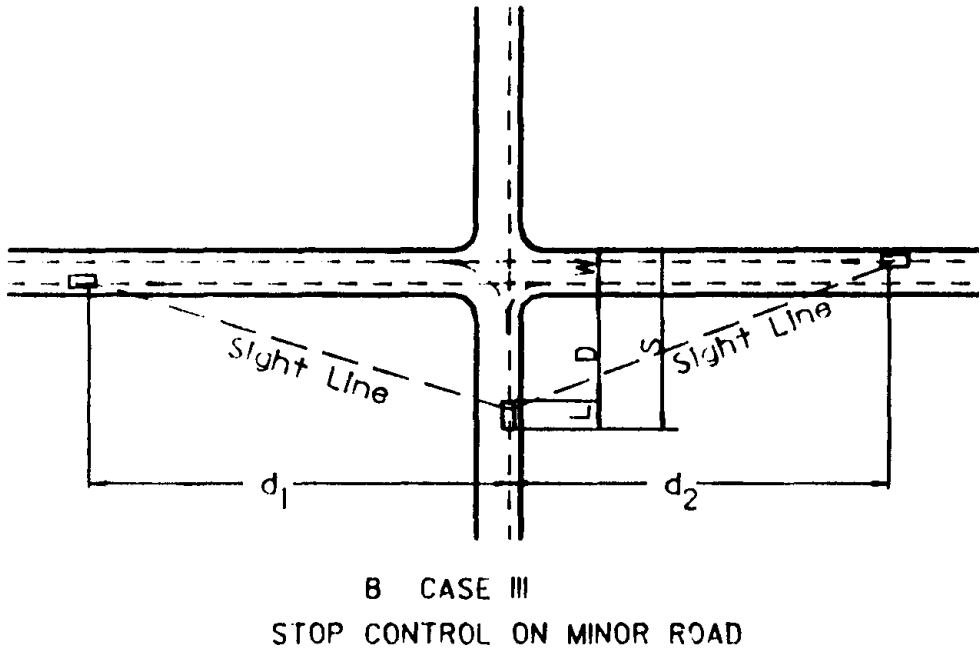
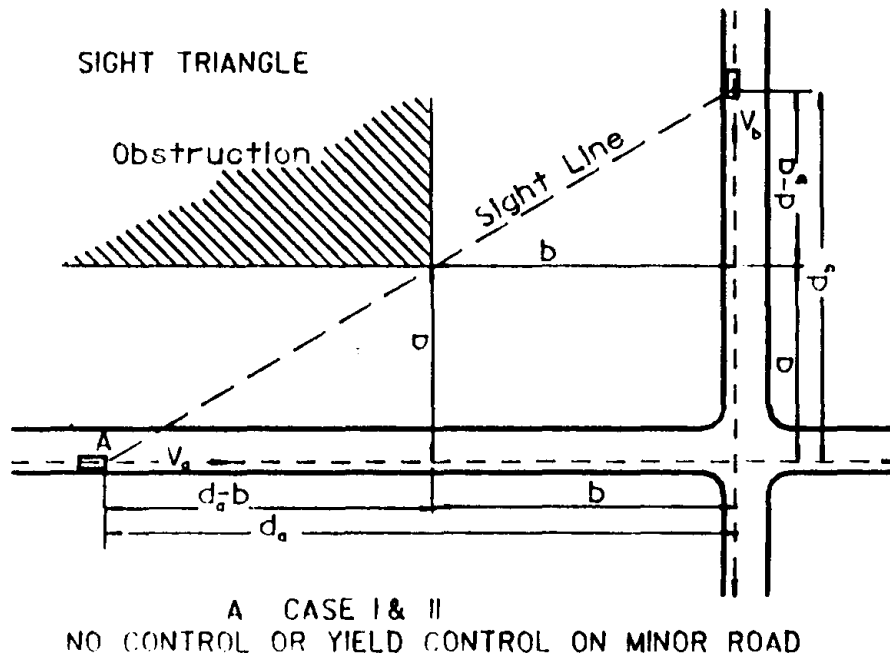


Figure 7.2—Sight distance at intersections, minimum sight triangle
 (adapted from AASHTO "Green Book" Figure IX-32)

7-01-03-02 HORIZONTAL ALIGNMENT

The major considerations in horizontal alignment design are road width, design speed, sight distance, and performance of heavy-duty vehicles. The proper alignment should provide for safe and continuous operation at a uniform design speed. Proposed road layouts shall bear a logical relationship to existing or platted roads in adjacent properties (i.e., not create increased congestion or unsafe intersections) and fit within the overall transportation plan for the County.

All new streets must intersect at or nearly at right angles. The minimum allowable intersection flowline radius for any street shall be 15 feet. Modified existing streets must allow for safe operations and proposed orientations reviewed and approved by the County.

Superelevation and horizontal curve radii must be in accordance with the recommendations of the AASHTO “Green Book.”

7-01-03-02-01 SUPERELEVATION

It is necessary to determine superelevation rates which are applicable over the range of curvature for each design speed. For a given design speed, the superelevation should be distributed in such a manner that there is a logical relation between the side friction factor and the applied superelevation rate.

The maximum rate of superelevation on highways are controlled by factors including climate conditions, terrain conditions, land use characteristics (rural or urban), and frequency for slow-moving vehicles. For highway curves, several rates shall be recognized in establishing design controls. A rate of 0.040 to 0.060 is a typical rate used for urban areas with little to no constraints (where areas with snow and ice will require the lower value).

Superelevation will not be approved for local and/or other roadways classified with a design speed of 50 mph or less and not without prior approval by the Director of ~~Public Works~~[The Transportation Department](#).

7-01-03-02-01-01 Standards for Superelevation

The rate of superelevation shall be clearly shown on the project plans along with exaggerated (1”=10’H, 1”=1’V) profiles of the centerline and both flowlines. The superelevation runout length, crown runout length, and the point at which full superelevation is reached, shall be clearly represented and consistent with Table 7.7 through Table 7.10, the AASHTO “Green Book” and CDOT M & S Standards (M-203-10 through M-203-13).

7-01-03-02-01-02

Urban Street Conditions

Standard rates of superelevation must be maintained throughout the curve where applicable. Although superelevation is advantageous for highways (design speeds greater than 50 mph), street intersections, established street grades, curbs and adverse drainage conditions may require a reduction in the rate of superelevation, or different rates for each half of the roadbed may be proposed. In areas where pavement warping is required for drainage, adverse superelevations should be avoided.

Table 7.7—Design Values For Rate of Superelevation (e) and Minimum Length of Runoff, $e_{max} = 0.04$

D	R (ft)	V=30			V=40			V=50			V=60		
		e	L (ft)		e	L (ft)		e	L (ft)		e	L (ft)	
			2-LANE	4-LANE		2-LANE	4-LANE		2-LANE	4-LANE		2-LANE	4-LANE
0°15'	22918	NC	0	0	NC	0	0	NC	0	0	NC	0	0
0°30'	11459	NC	0	0	NC	0	0	NC	0	0	NC	0	0
0°45'	7639	NC	0	0	NC	0	0	NC	0	0	RC	175	265
1°00'	5730	NC	0	0	NC	0	0	RC	150	225	.023	175	265
1°30'	3820	NC	0	0	RC	125	190	.024	150	225	.029	175	265
2°00'	2865	RC	100	150	.022	125	190	.027	150	225	.033	175	265
2°30'	2292	RC	100	150	.025	125	190	.030	150	225	.037	175	265
3°00'	1910	.020	100	150	.027	125	190	.033	150	225	.039	175	265
3°30'	1637	.022	100	150	.028	125	190	.035	150	225	.040	175	265
4°00'	1432	.024	100	150	.030	125	190	.037	150	225	Dmax=3°45'		
5°00'	1146	.026	100	150	.033	125	190	.039	150	225			
6°00'	955	.028	100	150	.035	125	190	.040	150	225	Dmax=6°00'		
7°00'	819	.030	100	150	.037	125	190						
8°00'	716	.031	100	150	.039	125	190	D – Degree of curve R – Radius of curve V – Assumed design speed L – Minimum length of runoff (does not include tangent runoff) NC – Normal crown section RC – Remove adverse crown, superelevate at normal crown slope Note: • In recognition of safety considerations, use of $e_{max} = 0.04$ should be limited to urban conditions. • Use applicable rates for the next higher V. Do not interpolate.					
9°00'	637	.033	100	150	.040	125	190						
10°00'	573	.034	100	150	.040	125	190						
11°00'	521	.035	100	150	Dmax=10°00'								
12°00'	477	.036	100	150									
13°00'	441	.037	100	150									
14°00'	409	.038	100	150									
16°00'	358	.039	100	150									
18°00'	318	.040	100	150									
19°00'	302	.040	100	150									
		Dmax=19°00'											

Table 7.8—Design Values for Rate of Superelevation (*e*) and Minimum Length of Runoff, $e_{max} = 0.06$

D	R (ft)	V=30		V=40		V=50		V=55		V=60		V=65		V=70		
		e	L (ft)		e	L (ft)		e	L (ft)		e	L (ft)		e	L (ft)	
			2-LANE	4-LANE		2-LANE	4-LANE		2-LANE	4-LANE		2-LANE	4-LANE		2-LANE	4-LANE
0°15'	22918	NC	0	0	NC	0	0	NC	0	0	NC	0	0	NC	0	0
0°30'	11459	NC	0	0	NC	0	0	NC	0	0	NC	0	0	RC	190	190
0°45'	7639	NC	0	0	NC	0	0	NC	0	0	RC	160	160	.021	175	175
1°00'	5730	NC	0	0	NC	0	0	.020	150	150	.023	160	160	.027	175	175
1°30'	3820	NC	0	0	.020	125	125	.028	150	150	.032	160	160	.037	175	175
2°00'	2865	RC	100	100	.025	125	125	.035	150	150	.040	160	160	.045	175	180
2°30'	2292	.020	100	100	.030	125	125	.040	150	150	.045	160	170	.051	175	200
3°00'	1910	.023	100	100	.034	125	125	.045	150	160	.050	160	190	.055	175	220
3°30'	1637	.026	100	100	.038	125	125	.048	150	170	.054	160	210	.058	175	230
4°00'	1432	.029	100	100	.041	125	130	.052	150	180	.057	160	220	.060	175	240
5°00'	1146	.034	100	100	.046	125	140	.056	150	200	.060	160	230	Dmax=3°30'		
6°00'	955	.038	100	100	.050	125	160	.059	150	210	Dmax=4°15'					
7°00'	819	.041	100	110	.053	125	170	Dmax=5°15'								
8°00'	716	.043	100	120	.056	125	180	Dmax=6°45'								
9°00'	637	.046	100	120	.058	125	180									
10°00'	573	.048	100	130	.059	125	190									
11°00'	521	.050	100	140	.060	130	190									
12°00'	477	.052	100	140	Dmax=11°15'											
13°00'	441	.054	100	140												
14°00'	409	.055	100	150												
16°00'	358	.058	100	160												
18°00'	318	.059	110	160												
20°00'	286	.060	110	160												
21°00'	273	.060	110	160												
		Dmax=21°00'														

D – Degree of curve
R – Radius of curve
V – Assumed design speed
L – Minimum length of runoff (does not include tangent runoff)
NC – Normal crown section
RC – Remove adverse crown, superelevate at normal crown slope

Note:
• Use applicable rates for the next higher V. Do not interpolate.

Table 7.9—Design Values for Rate of Superelevation (e) and Minimum Length of Runoff, $e_{max} = 0.08$

D	R (ft)	V=30			V=40			V=50			V=55			V=60			V=65			V=70		
		e	L (ft)		e	L (ft)		e	L (ft)		e	L (ft)		e	L (ft)		e	L (ft)		e	L (ft)	
			2-LANE	4-LANE		2-LANE	4-LANE		2-LANE	4-LANE		2-LANE	4-LANE		2-LANE	4-LANE		2-LANE	4-LANE		2-LANE	4-LANE
0°15'	22918	NC	0	0	NC	0	0	NC	0	0	NC	0	0	NC	0	0	NC	0	0	NC	0	0
0°30'	11459	NC	0	0	NC	0	0	NC	0	0	NC	0	0	RC	175	175	RC	190	190	RC	200	200
0°45'	7639	NC	0	0	NC	0	0	RC	150	150	RC	160	160	.022	175	175	.025	190	190	.028	200	200
1°00'	5730	NC	0	0	NC	0	0	.021	150	150	.025	160	160	.029	175	175	.032	190	190	.036	200	200
1°30'	3820	NC	0	0	.021	125	125	.030	150	150	.035	160	160	.041	175	175	.046	190	200	.051	200	240
2°00'	2865	RC	100	100	.027	125	125	.038	150	150	.045	160	170	.051	175	210	.058	190	250	.065	200	290
2°30'	2292	.021	100	100	.033	125	125	.046	150	170	.053	160	200	.061	175	240	.068	190	300	.075	220	330
3°00'	1910	.025	100	100	.038	125	125	.053	150	190	.060	160	230	.068	180	270	.075	210	320	Dmax=3°00'		
3°30'	1637	.028	100	100	.043	125	140	.058	150	210	.067	170	260	.074	200	300	.079	220	350			
4°00'	1432	.031	100	100	.047	125	150	.063	150	230	.071	180	270	.078	210	310	Dmax=3°45'			Dmax=6°00'		
5°00'	1146	.038	100	100	.055	125	170	.071	170	260	.078	200	300	Dmax=4°45'								
6°00'	955	.043	100	120	.062	130	190	.077	180	280	Dmax=6°00'											
7°00'	819	.048	100	130	.067	140	210	.080	190	280	Dmax=7°30'											
8°00'	716	.053	100	140	.071	150	220	Dmax=7°30'														
9°00'	637	.056	100	150	.075	160	240	Dmax=7°30'														
10°00'	573	.060	110	160	.078	160	240	Dmax=7°30'														
11°00'	521	.063	110	170	.079	170	250	Dmax=7°30'														
12°00'	477	.065	120	180	.080	170	250	Dmax=7°30'														
13°00'	441	.068	120	180	Dmax=12°15'			Dmax=7°30'														
14°00'	409	.070	130	190	Dmax=12°15'			Dmax=7°30'														
16°00'	358	.074	130	200	Dmax=12°15'			Dmax=7°30'														
18°00'	318	.077	140	210	Dmax=12°15'			Dmax=7°30'														
20°00'	286	.079	140	210	Dmax=12°15'			Dmax=7°30'														
22°00'	260	.080	140	230	Dmax=12°15'			Dmax=7°30'														
		Dmax=22°45'			Dmax=12°15'			Dmax=7°30'			Dmax=6°00'			Dmax=4°45'			Dmax=3°45'			Dmax=3°00'		

D – Degree of curve
R – Radius of curve
V – Assumed design speed
L – Minimum length of runoff (does not include tangent runoff)
NC – Normal crown section
RC – Remove adverse crown, superelevate at normal crown slope
Note:
• Use applicable rates for the next higher V. Do not interpolate.

Table 7.10—Design Values for Rate of Superelevation (e) and Minimum Length of Runoff, $e_{max} = 0.10$

D	R (ft)	V=30		V=40		V=50		V=55		V=60		V=65		V=70		
		e	L (ft)		e	L (ft)		e	L (ft)		e	L (ft)		e	L (ft)	
			2-LANE	4-LANE		2-LANE	4-LANE		2-LANE	4-LANE		2-LANE	4-LANE		2-LANE	4-LANE
0°15'	22918	NC	0	0	NC	0	0	NC	0	0	NC	0	0	NC	0	0
0°30'	11459	NC	0	0	NC	0	0	NC	0	0	RC	175	175	RC	190	190
0°45'	7639	NC	0	0	NC	0	0	RC	150	150	RC	160	160	.023	175	175
1°00'	5730	NC	0	0	NC	0	0	.021	150	150	.025	160	160	.030	175	175
1°30'	3820	NC	0	0	.021	125	125	.031	150	150	.037	160	160	.043	175	190
2°00'	2865	RC	100	100	.028	125	125	.040	150	150	.048	160	180	.055	175	230
2°30'	2292	.021	100	100	.034	125	125	.049	150	180	.056	160	210	.067	190	280
3°00'	1910	.025	100	100	.040	125	125	.057	150	210	.067	170	250	.077	210	320
3°30'	1637	.029	100	100	.046	125	140	.065	160	240	.075	190	290	.086	350	350
4°00'	1432	.033	100	100	.051	125	160	.072	180	260	.083	210	320	.093	250	380
5°00'	1146	.040	100	110	.061	130	190	.083	200	300	.094	240	360	.098	270	400
6°00'	955	.046	100	120	.070	150	220	.092	220	330	Dmax=5°15'		Dmax=4°15'			
7°00'	819	.053	100	140	.078	160	240	.098	240	350	Dmax=6°30'		Dmax=4°15'			
8°00'	716	.058	110	160	.084	180	260	.100	240	360	Dmax=8°15'		Dmax=4°15'			
9°00'	637	.063	120	170	.089	190	280	Dmax=8°15'		Dmax=4°15'						
10°00'	573	.068	120	180	.094	200	290	Dmax=8°15'		Dmax=4°15'						
11°00'	521	.072	130	200	.097	200	310	Dmax=8°15'		Dmax=4°15'						
12°00'	477	.076	140	210	.099	210	310	Dmax=8°15'		Dmax=4°15'						
13°00'	441	.080	140	220	.100	210	320	Dmax=8°15'		Dmax=4°15'						
14°00'	409	.083	150	220	Dmax=13°15'		Dmax=4°15'									
16°00'	358	.089	160	240	Dmax=4°15'											
18°00'	318	.093	170	250	Dmax=4°15'											
20°00'	286	.097	170	260	Dmax=4°15'											
22°00'	260	.099	180	270	Dmax=4°15'											
24°00'	239	.100	180	270	Dmax=4°15'											
		Dmax=24°45'														

D – Degree of curve
R – Radius of curve
V – Assumed design speed
L – Minimum length of runoff (does not include tangent runoff)
NC – Normal crown section
RC – Remove adverse crown, superelevate at normal crown slope

Note:

- Use applicable rates for the next higher V. Do not interpolate.

7-01-03-02-02 SIDE FRICTION FACTOR

With there being a wide variation in vehicle speeds and curves, an unbalanced force, whether the curve is superelevated or not, usually occurs. This force typically results in a tire side thrust counterbalanced by friction between the tires and surface. The coefficient of side friction, *f*, is related to the design speed, superelevation, and radius of curvature.

7-01-03-02-03 DESIGN SPEED

Horizontal alignment design speed must be consistent with the requirement for vertical alignment design speed. The horizontal curve data shown in Table 7.11 and Table 7.12 shall be used as minimum design guidelines.

7-01-03-02-04 MAXIMUM DEGREE OF CURVATURE AND MINIMUM RADIUS

The maximum degree of curvature (or minimum radius) is a limiting value of curvature for a given design speed. At a proposed design speed both the superelevation rate and the assumed value for side friction factor determine the minimum safe radius, *R*. The radius of curvature may be determined from Equation 7.1. The degree of curve is given in Equation 7.2.

Equation 7.1

$$R = \frac{V^2}{15(e + f)}$$

Equation 7.2

$$D = \frac{85,660(e + f)}{V^2}$$

Where

- R = Radius of curve, ft
- V = Vehicle speed, mph
- e = Rate of roadway superelevation, ft/ft
- f = Friction factor
- D = Degree of curve

Table 7.11 presents maximum degree of curve and minimum radius for rural highways and high-speed urban areas. The minimum radii for limiting values of superelevation and friction for low-speed urban areas are presented in Table 7.12. Refer to AASHTO “Green Book” for other requirements regarding the design of rural highways and high and low speed urban streets.

Table 7.11—Maximum Degree of Curve and Minimum Radius
for Rural Highways and High-Speed Urban Areas
(adapted from AASHTO Table III-6).

Design Speed (mph)	Max. e	Max. F	Rounded Max. Degree of Curve	Min. Radius (ft)
20	0.04	.17	45.0	127
30		.16	19.0	302
40		.15	10.0	573
50		.14	6.0	955
55		.13	4.75	1186
60		.12	3.75	1528
20	0.06	.17	49.25	116
30		.16	21.0	273
40		.15	11.25	509
50		.14	6.75	849
55		.13	5.5	1061
60		.12	4.25	1348
65		.11	3.5	1637
70	.10	2.75	2083	
20	0.08	.17	53.5	107
30		.16	22.75	252
40		.15	12.25	468
50		.14	7.5	764
55		.13	6.0	960
60		.12	4.75	1206
65		.11	3.75	1528
70	.10	3.0	1910	
20	0.10	.17	58.0	99
30		.16	24.75	231
40		.15	13.25	432
50		.14	8.25	694
55		.13	6.5	877
60		.12	5.25	1091
65		.11	4.25	1348
70	.10	3.5	1637	

Table 7.12—Minimum Radii for Limiting Values of *e* and *f* for Low-Speed Urban Streets
(adapted from AASHTO Table III-16)

Design Speed, (mph)	Max. <i>e</i>	Max. <i>f</i>	Min. R, (ft)
20	0.060	0.300	75
25		0.252	135
30		0.221	215
35		0.197	320
40		0.178	450
20	.040	0.300	80
25		0.252	145
30		0.221	230
35		0.197	345
40		0.178	490
20	0	0.300	90
25		0.252	165
30		0.221	275
35		0.197	415
40		0.178	600

7-01-03-02-05 EFFECT OF GRADE

Grade effects the operating speeds of vehicles and should be recognized as a critical issue in the design of roadways. Where practical, the roadway should be designed for a higher design speed on the downgrade and a lower design speed on the upgrade. This variation in design speed will depend on the rate and length of grade and the degrees of curvature, as compared with other curves on the roadway section.

7-01-03-02-06 SIGHT DISTANCE ON HORIZONTAL CURVES

The proposed horizontal alignment must provide for the minimum stopping distance for the design speed at all points along the roadway. In addition, the design must take into account the visibility at intersections as well as around curves and roadside encroachments. Obstructions to the horizontal sight distance such as buildings, hedges, wooded areas, high ground or other topographical features, are to be presented on the project plans.

Figure 7.3 and Figure 7.4 are design charts showing the required middle ordinates for clear sight areas to satisfy the lower and upper values of stopping sight distance required for curves of various degrees. These charts utilize the stopping sight distance values in Table 7.3. A value at or approaching the upper limit should be used as a minimum wherever conditions permit.

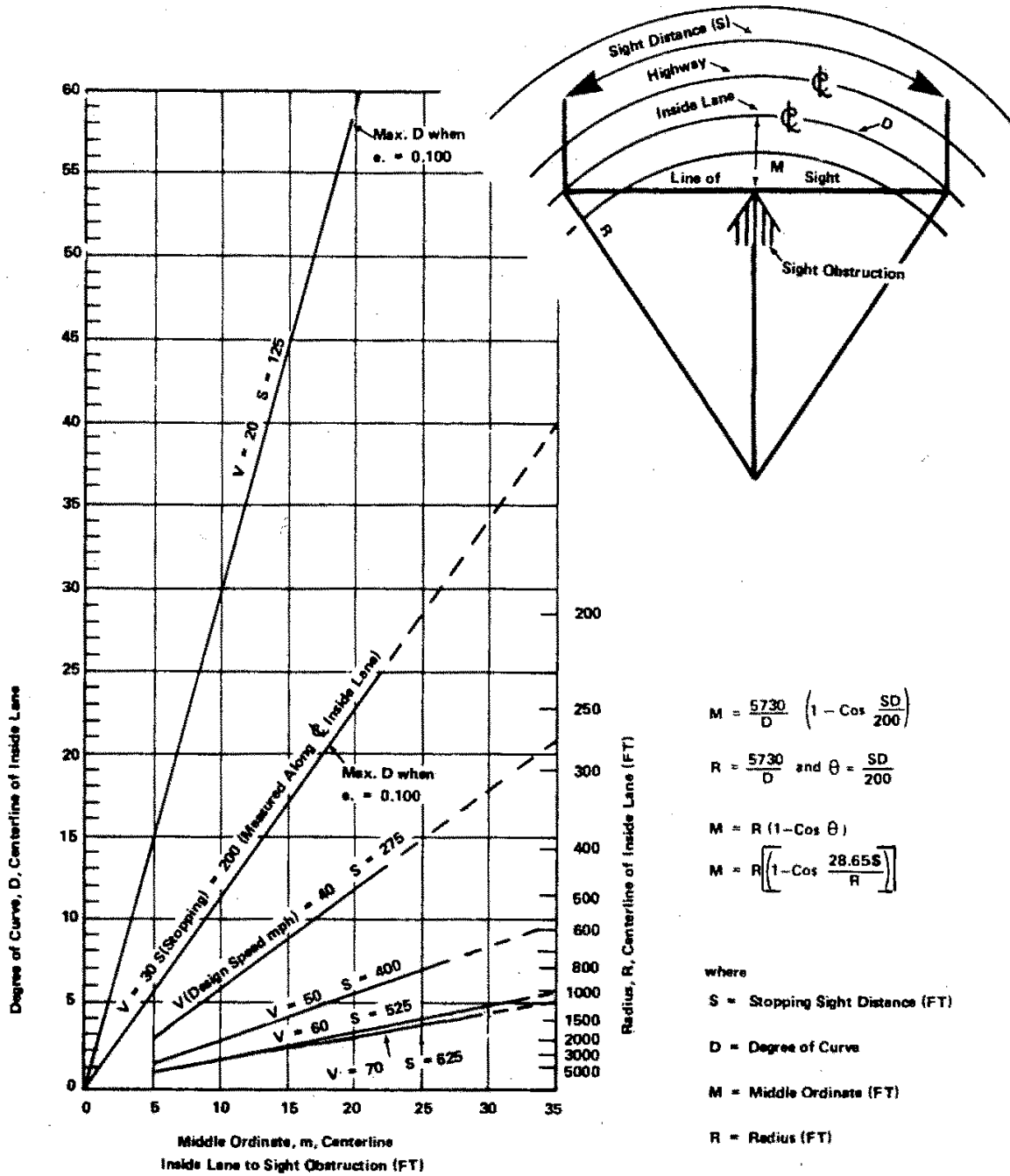


Figure 7.3—Range of lower values: relation between degree of curve and value of middle ordinate necessary to provide stopping sight distance on horizontal curves under open road conditions (adapted from AASHTO "Green Book" Figure III-26A)

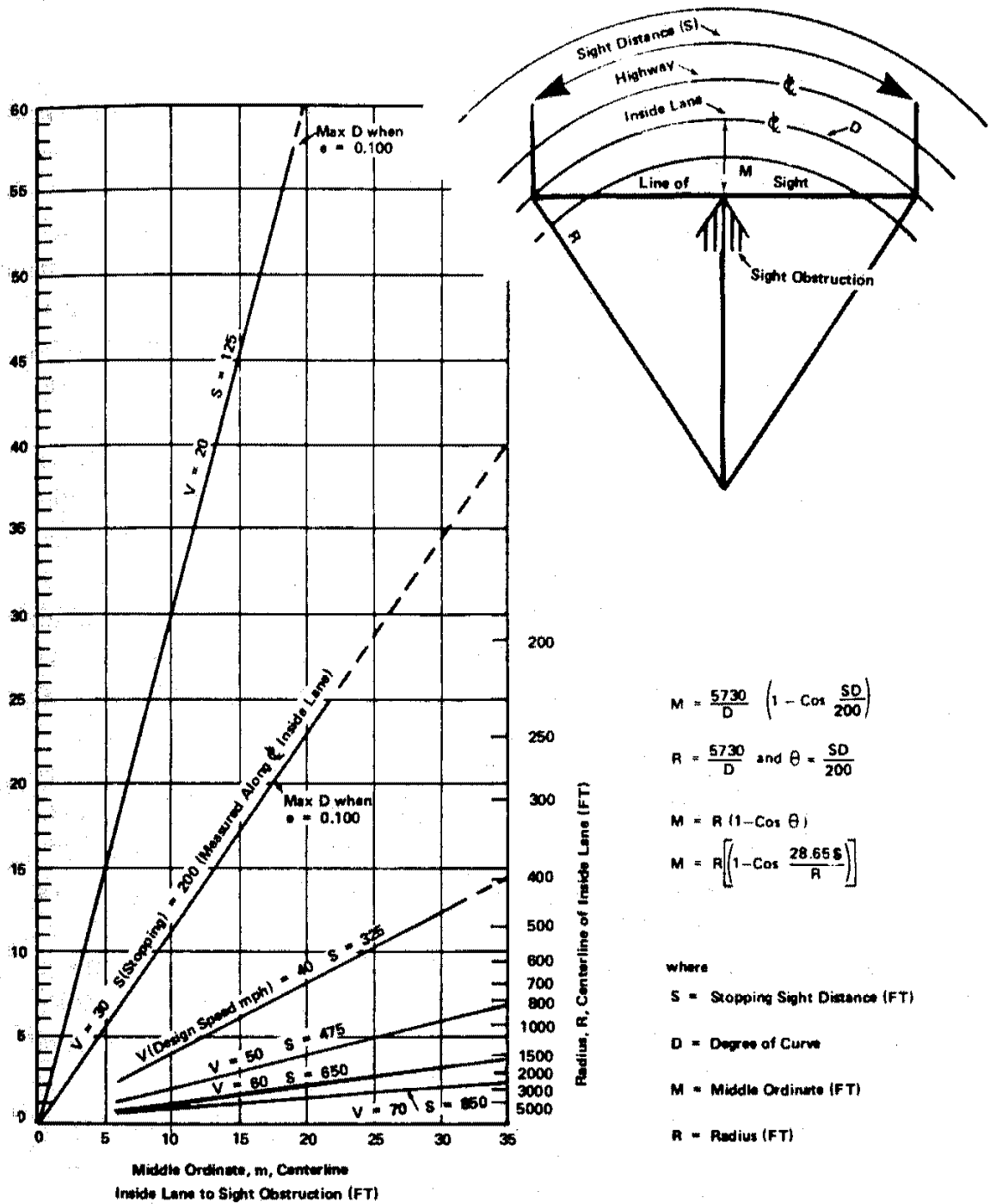


Figure 7.4—Range of upper values: relation between degree of curve and value of middle ordinate necessary to provide stopping sight distance on horizontal curves under open road conditions (adapted from AASHTO “Green Book” Figure III-26B)

7-01-03-02-07 CURB RETURN RADII

Table 7.13 presents minimum curb return radius for each of the roadway types at intersections with the applicable through street.

Table 7.13—Minimum Curb Return Radius at Intersection

Through Street	Local	Collector	Minor Arterial	Major Arterial
Local	15'	25'	30'	30'
Collector	25'	30'	30'	35'
Minor Arterial	30'	30'	35'	40'
Major Arterial	30'	35'	40'	50'

7-01-03-03 VERTICAL ALIGNMENT

7-01-03-03-01 VERTICAL CURVES

The major issues for safe operation on a crest vertical curve are the provisions of ample sight and stopping distances for the proposed design speed. Vertical curves may be any one of the crest or sag types depicted in Figure 7.5. The County requires vertical curves on a proposed roadway when the algebraic difference in grades is equal to or greater than 1.0%.

7-01-03-03-01-01 Crest Vertical Curves

When the height of eye and the height of object are 3.50 feet and 6 inches, respectively (used in stopping sight distance), the length of vertical curve (L) is related to the algebraic differences in grades (A) and the estimated sight distance (S). The required lengths of vertical curves for different values of A to provide ranges of stopping sight distances for each design speed are graphically shown in Figure 7.6. The solid lines represent the required lengths based on rounded values of K (defined as L/A). Table 7.14 shows the computed K values for lengths of vertical curves as required for the range of values of stopping sight distances for each design speed.

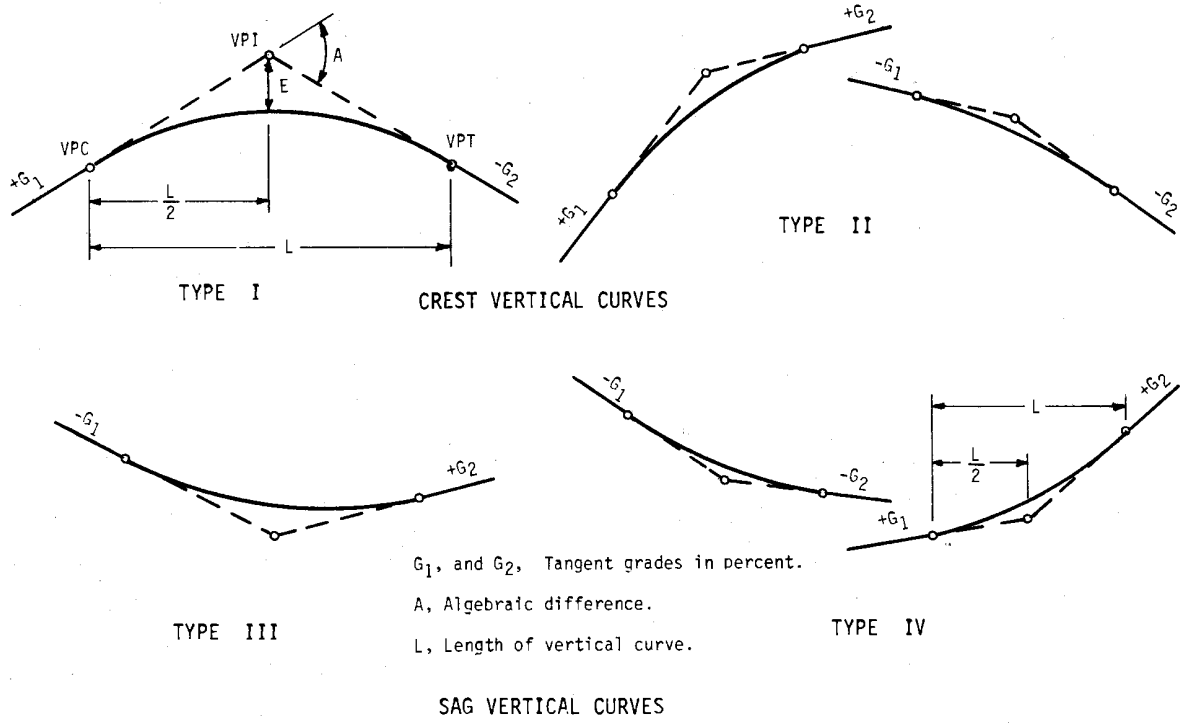


Figure 7.5—Types of vertical curves (adapted from AASHTO “Green Book” Figure III-40)

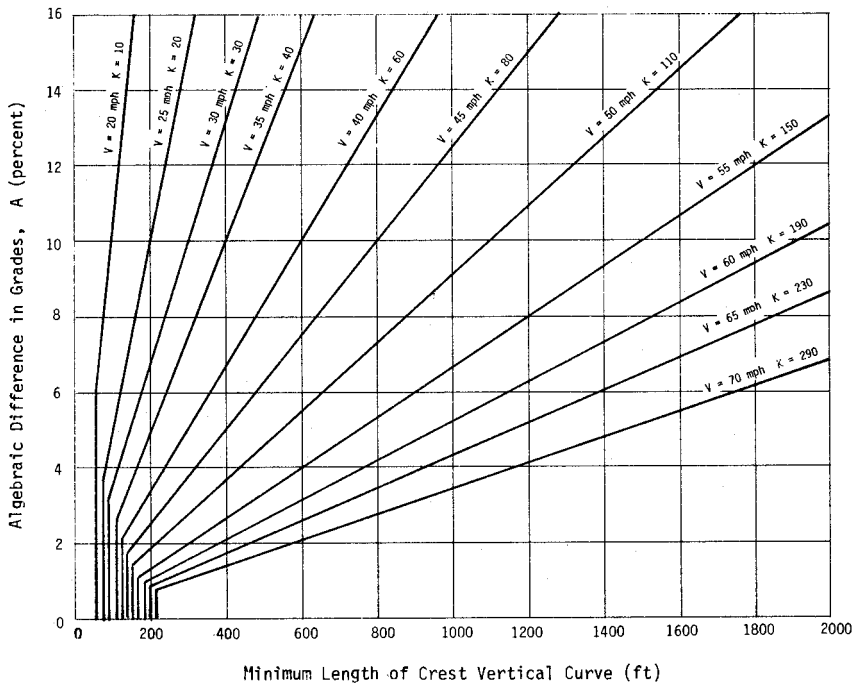
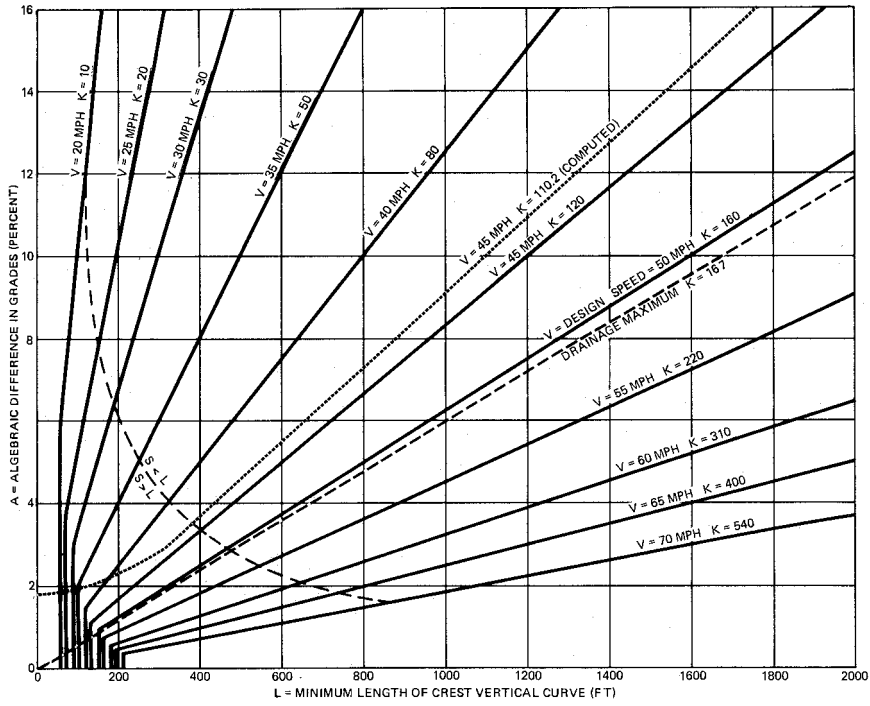


Figure 7.6—Design controls for crest vertical curves for stopping sight distance and open road conditions, upper and lower range (adapted from AASHTO “Green Book” Figure III-41 and Figure III-42)

Table 7.14—Design Controls for Crest and Sag Vertical Curves Based on Stopping Sight Distance
(Adapted from AASHTO “Green Book” Tables III-40 and III-42)

Design Speed (mph)	Assumed Speed for Condition (mph)	Coefficient of Friction f	Stopping Sight Distance, Rounded for Design (ft) (refer to Table 7.3)	Rate of Vertical Curvature, K			
				$\frac{L(\text{ft})}{A(\%)}$			
				Crest Vertical Curve		Sag Vertical Curve	
				Computed ^a	Rounded for Design	Computed ^a	Rounded for Design
20	20-20	0.40	125-125	8.6-8.6	10-10	14.7-14.7	20-20
25	24-25	0.38	150-150	14.4-16.1	20-20	21.7-23.5	30-30
30	28-30	0.35	200-200	23.7-28.8	30-30	30.8-35.3	40-40
35	32-35	0.34	225-250	35.7-46.4	40-50	40.8-48.6	50-50
40	36-40	0.32	275-325	53.6-73.9	60-80	53.4-65.6	60-70
45	40-45	0.31	325-400	76.4-110.2	80-120	67.0-84.2	70-90
50	44-50	0.30	400-475	106.6-160.0	110-160	82.5-105.6	90-110
55	48-55	0.30	450-550	140.4-217.6	150-220	97.6-126.7	100-130
60	52-60	0.29	525-650	189.2-302.2	190-310	116.7-153.4	120-160
65	55-65	0.29	550-725	227.1-394.3	230-400	129.9-178.6	130-180
70	58-70	0.28	625-850	282.8-530.9	290-540	147.7-211.3	150-220

^aUsing computed values of stopping sight distance

Design values of crest vertical curves for passing sight distance differ from those for stopping sight distance because of the different height criterion (4.25 feet instead of 6 inches). K-values for crest vertical curves based on passing sight distance are shown in Table 7.15.

Table 7.15—Design Controls for Crest Vertical Curves Based on Passing Sight Distance
(adapted from AASHTO “Green Book” Table III-41)

Design Speed (mph)	Minimum Passing Sight Distance (refer to Table 7.6) (ft)	Rate of Vertical Curvature, K ^a Rounded for Design
		$\frac{L(\text{ft})}{A(\%)}$
20	800	210
25	950	300
30	1100	400
35	1300	550
40	1500	730
45	1650	890
50	1800	1050
55	1950	1230
60	2100	1430
65	2300	1720
70	2500	2030

^aComputed from rounded values of minimum passing sight distance

7-01-03-03-01-02 Sag Vertical Curves

At least four criteria affect the lengths of sag vertical curves. These include headlight sight distance, rider comfort, drainage control, and general appearance. Figure 7.7 and Figure 7.8 graphically illustrate the resulting lengths of vertical curves for the upper value of the range of minimum stopping sight distances for each design speed. Table 7.14 shows the range of computed values and the rounded values of K (L/A).

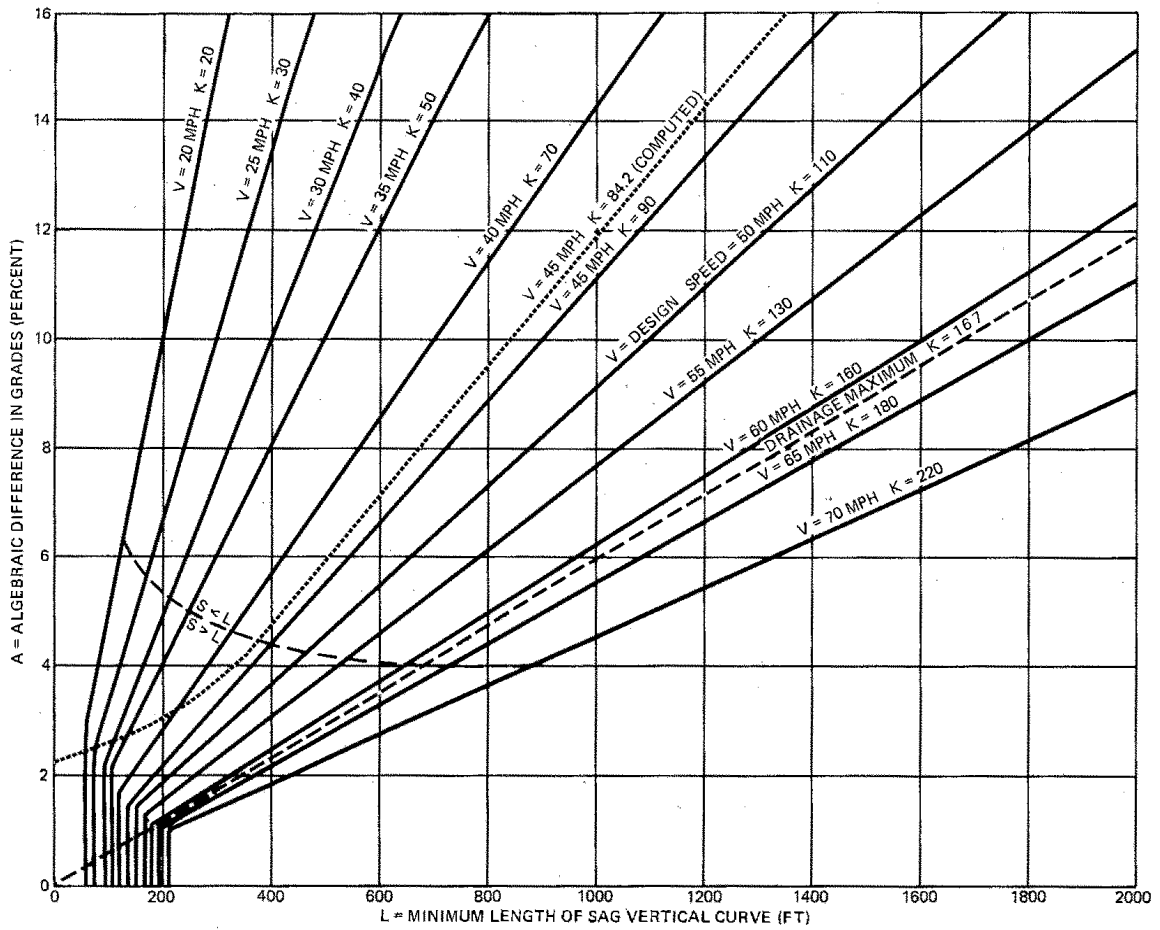


Figure 7.7—Design controls for sag vertical curves, open road conditions, upper range
(adapted from AASHTO “Green Book” Figure III-43)

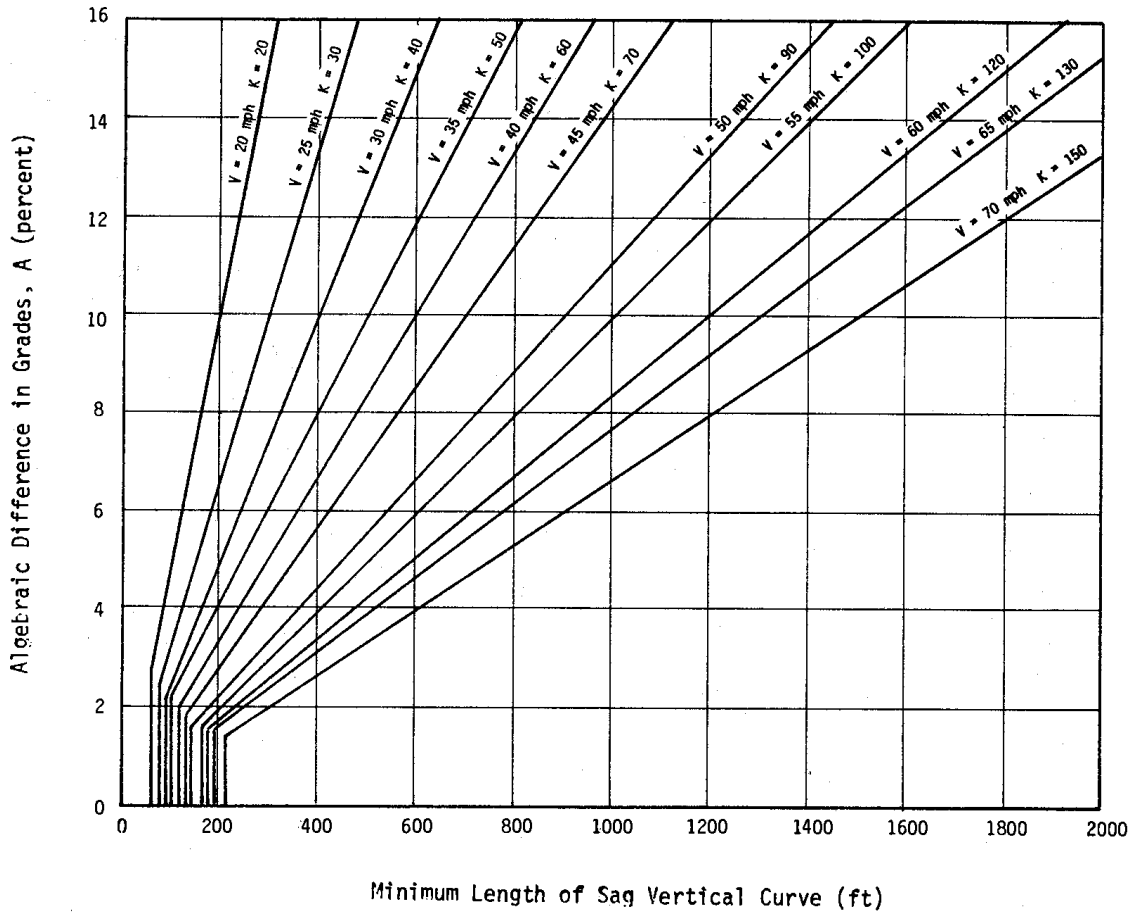


Figure 7.8—Design controls for sag vertical curves, lower range
(adapted from AASHTO “Green Book” Figure III-44)

7-01-03-03-02 PERMISSIBLE DESIGN GRADES

See Table 7.16 for permissible design grades on roadways and at intersections.

7-01-03-03-03 GRADE CHANGES

Newly proposed roadways must not be designed using grade breaks, unless prior authorization from the County is obtained. Vertical curves meeting minimum criteria outlined in this section are preferred. However, should conditions arise during existing roadway modifications that dictate a grade break be used in lieu of vertical curves and the algebraic difference in grade does not exceed 1% (0.01 ft/ft), the grade break will be permitted. In addition, the maximum grade break allowed at the point of tangency at a curb return for local and collector roads shall be 2%.

7-01-03-03-04 CROSS FALL

Except at intersections or where a superelevation is required, roadways must be designed to maintain a constant cross slope from top of curb to top of curb (or flowline to flowline). The distance from intersections with which ‘cross-fall’ will only be permitted on a project specific basis and the design engineer must obtain the maximum distance from the Director of [Public Works](#) [the Transportation Department](#).

7-01-03-04 SPIRAL CURVES

Spiral curves may only be designed into major and minor arterial roadways within the County (State Highways excluded) and/or with written approval of the Director of [Public Works](#) [the Transportation Department](#).

7-01-03-05 RAILROAD CROSSINGS

All railroad crossings shall be designed in accordance with all Federal Railroad Association (FRA) requirements. In addition, project plans must receive prior written approval from the railroad owner before submitting them to the County.

Table 7.16—Permissible Grades

Local Streets	Minimum longitudinal flowline grade: 0.5%.
Curb Returns	Minimum flowline grade: 0.3%.
Centerline of Collector and Arterial Streets	Minimum longitudinal grade = 0.5%
Permissible Intersection Grades (within Public ROW)	
Grades at Intersecting Major and Minor Arterials	Maximum: 2% for 200 feet on either side of the intersection.

Grades at All Other Streets	Maximum: 3% for 200 feet
Dead End Streets (except cul-de-sacs)	Continue the proposed grade and existing ground lines for 500 feet or to its intersection with another street.
Cul-de-sacs	Continue the proposed and existing grade lines a minimum of 100 feet past the radius point.
Arterial Streets	Continue the proposed grade and existing ground lines 1000 feet.
Connection with Existing Streets	Provide smooth transitions and show existing grades for at least 300 feet on each side of the intersection.
Private Commercial Driveways with Curb Return Radii	Follow the standard set forth for a local street. The length of the maximum grade: minimum of 50 feet measured from the flowline intersection of the public roadway.
Normal crown shall be maintained on the through street, and the intersecting street grade shall be subordinate thereto.	

7-01-03-06 CUL-DE-SACS

The minimum design criterion for cul-de-sacs is included in Table 7.2. See Standard Drawings in Appendix A for further details.

7-01-03-06-01 PAVEMENT SURFACE

All new non-rural cul-de-sacs shall be surfaced with concrete pavement in the bubble area.

7-01-03-07 INTERSECTIONS

7-01-03-07-01 ALIGNMENT AND PROFILE

Intersections are points of convergence between vehicles, pedestrians, bikes and facilities. The design of the intersecting roads should permit users to pass through the intersection safely and with minimal interference. It should be the intent of the engineer to design an intersection which meets existing demands, and also accommodates the future volumes and traffic mix as determined by an approved Traffic Impact Study.

Traditional intersection improvements are preferred for all ~~county~~County roads and should be designed using the criteria outlined in this chapter. However, modern roundabouts may also be allowed assuming they meet modeled traffic demands and the design is completed by an engineer with prior experience. This experience will require verification by the Director of ~~Public Works~~the Transportation Department prior to receiving written approval.

For reasons of safety and economics, traditional intersections will be designed with all intersecting roads meeting at or as near to right angles. Roads intersecting at acute angles require extensive ROW and limits visibility and obtuse angles create blind areas.

Substantial grade changes should be avoided at intersections. Adequate sight distance should be provided along both approaching roads and across the corners even if the intersecting roads are on vertical curves.

7-01-03-07-02

SIGHT DISTANCE-INTERSECTION CONTROL

Refer to Table 7.17 for simple definitions of the five types of controls which apply to at-grade intersections.

Table 7.17—Sight Distance, Intersection Control

No Intersection Control	<ul style="list-style-type: none"> • An intersection where a crossing is not controlled by yield signs, stop signs, or traffic signals • The safe stopping distances for intersection design are the same as those used for design in any other section of the road.
Yield Control	<ul style="list-style-type: none"> • Requires the minor roadway be posted with yield signs as it approaches the major roadway. • The sight distance for the driver on the minor road must be sufficient to allow the driver an opportunity to observe a vehicle on the major roadway approaching for the left or the right, and then bring the vehicle to a stop prior to reaching the intersecting road. • Proper adjustments for all distances must be made when any of the approach legs are not on level. • When an obstruction cannot be removed, modifications to the vertices of a sight triangle to points that are less than the design speed’s safe stopping sight distance from the intersection, appropriate adjustments must be made for the design speed. Refer to the AASHTO “Green Book” regarding yield control for secondary roads to determine appropriate stopping sight distances or reduced design speeds for this condition.
Stop Control	<ul style="list-style-type: none"> • Requires that the minor road of an intersection be controlled by stop signs. • The driver of the vehicle on the minor road must have sufficient gaps in traffic and adequate sight distances to safely proceed through the intersection from the stopped position. • Refer to AASHTO “Green Book” for sight distance calculations for vehicles intending to cross the intersection, turn left, or turn right.
Signal Control	<ul style="list-style-type: none"> • Requires that all signal-controlled intersections give ample time for drivers to see the control device and allow enough time to perform the required action(s).

Modern Roundabout	<ul style="list-style-type: none"> • Requires ample warning, through signage and striping, be given to drivers to see the intersection and allow enough time to reduce speed and prepare to perform the required action(s). • The approaching drivers must have sufficient sight distance to see vehicles within the roundabout and allow them to yield as they enter the intersection.
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7-01-03-07-03 **DESIGN FACTORS**

Refer to Table 7.18 for additional intersection design factors and criteria for local roads, collectors and arterials. Refer to the AASHTO “Green Book” for specific intersection design factors.

Table 7.18—Intersection Criteria

	Criteria
Precedence at intersections	<ul style="list-style-type: none"> • The grade of the “through” street shall take precedence at intersections. • At intersections of roadways with the same classification, the more important roadway, as determined by the Director of Public Worksthe Transportation Department, shall have precedence. • The design should warp side streets to match through streets with as short a transition as possible.
Determination of the elevation of the curb return on the side street and the amount of warp needed on a side street transitioning to a through street	<p>Key criteria are:</p> <ul style="list-style-type: none"> • Permissible grade in the stop/start lane. • Pavement cross slope at the PCR’s on the side street and permissible warp in pavement cross slope. • Normal vertical curve criteria. • Vertical controls within the cub return itself.
Elevation at the PCR of the curb return on the through street	Always set by the grade of the through street in conjunction with normal pavement cross slope (2.0%).
Carrying the crown at a side street into the through street	Permitted only when drainage considerations warrant such a design.
Dipping the flowline	<ul style="list-style-type: none"> • To the extent the lip of gutter is dipped is not permitted. • Only permitted as specified by Adams County Standard Details concerning curb opening inlets. • Tipping an inlet for the benefit of drainage is also not permitted.
Pavement surface	All new intersections of roads classified as collector or higher shall be surfaced with concrete pavement extending 70 feet each direction from the centerline of the intersection.

	Criteria
Arterial-arterial intersections	A more detailed review shall be performed to maximize drivability. Few arterial intersections will have a uniform 2% cross slope, the majority of them having one or more sides warped.
Intersection sight distances	Shall conform to the requirements of 7-01-03-01-04.
Effect of Vertical Profiles	The differences in stopping distances on various grades at intersections are the same as those given in Table 7.4. Grades on an intersection leg should be limited to 3 percent unless the sight distances are greater than the lower limits for stopping on a level grade, in which case the grades should not be greater than 6 percent.
Stopping Sight Distance at Intersections for Turning Roadways	The values for stopping sight distances apply to turning roadway intersections of the same design speed (refer to Table 7.3). The length of vertical curve is determined as it is for open highway conditions (refer to the section regarding Vertical Alignment and Table 7.14).
Superelevation for Curves at Intersections	The general factors that control the maximum rates of superelevation for road conditions also apply to intersection curves.

7-01-03-07-04 CURB RETURNS

The minimum fall around curb returns along the flowline shall be 0.3%.

7-01-03-07-05 CURB RETURN PROFILES

Curb return profiles are required for radii equal to or greater than 30 feet within the public ROW. A midpoint elevation along the arc length of the curb return shall be shown in plan view for radii equal to or greater than 25 feet. Curb return design shall be set in accordance with the following design procedure. Refer to Table 7.19 for general standards for flowline control and profiles within the curb returns.

Table 7.19—General Standards for Flowline Control and Profiles Within Curb Return

Point of Tangency at Each Curb Return	Determine by the projected tangent grade beginning at the point of intersection (PI) of the flowlines.
Arc Length and External Distance of the Curb Return	Compute and indicate on the drawing.
Roadways Beyond PCR	Show the corresponding flowline (or top of curb) grade.
Design of the Flowline of the Curb Return	Maximum slope along the flowline: do not exceed +8%.

Maximum Grade Breaks at the PCR's	2% for local and collector streets 1% for arterials.
Maximum Vertical Curves	Equals the arc length of the curb return.
The Elevation and Location of the High or Low Point within the Return	If applicable, call out in the profile.
Vertical Difference in Elevation across the Street at the PCR	No more than 1'.
Scale for the Curb Return Profile	1" = 10' horizontally 1" = 1' vertically.
Curb Return	Show existing and proposed.

7-01-03-07-06 CONNECTION WITH EXISTING ROADWAYS

Refer to Table 7.20.

Table 7.20—Connection with Existing Roadways

Transitions	Shall be smooth conforming to normal vertical curve criteria if the algebraic difference in grade between the existing and proposed grade exceeds 0.5%.
Vertical Curve	If used for the transition, it shall: <ul style="list-style-type: none"> • Be fully accomplished prior to the connection with the existing improvement. • Comply with the grade requirements at intersection approaches.
Existing Grade	Show for at least 300 feet with field verified as-builts showing stations and elevations at 25-foot intervals. In the case of connection with an existing intersection, these as-builts are to be shown within a 300-foot radius of the intersection. This information will be included in the plan and profile, which shows the proposed roadway.
Limits and Characteristics of the Existing Improvement	These are the primary concern in the plan view and include horizontal alignment, off-site intersections, limits of the improvement, etc.
Previously Approved Designs for the Existing Improvement	Not an acceptable means of establishing existing grades but are to be referenced on the construction plan.
The Basis of the As-built Elevations	Shall be the same as the design elevations (both flowlines or both top of curbs, etc) when possible.

7-01-03-08 OFF-SITE DESIGN

7-01-03-08-01 GENERAL

The design grade of all roadways which dead end due to project phasing, subdivision boundaries, etc., shall be continued, in the same plan and profile as the previously proposed design, for at least 500 feet or to the nearest intersection. This limit shall be extended to 1,000 feet when arterial roadways are being designed.

7-01-03-08-02 TRANSITION

If the off-site roadway, adjacent to the proposed development is not fully improved to the required ~~county~~County section, the developer is responsible for the design and construction of a transition for the safe conveyance of traffic from the improved section to the existing roadway. The following formula shall be applied to the taper of lane change necessary for this transition.

$$L = \frac{WS^2}{60}$$

Where

L = Length of transition in feet

W = Width of offset in feet

S = Speed limit or 85th percentile speed (mph)

The Director of ~~Public Works~~the Transportation Department should be contacted in order to receive written approval of unusual transitions. This contact is the responsibility of the applicant.

7-01-03-09 ACCELERATION/DECELERATION LANES

7-01-03-09-01 GENERAL

The long-term performance of an arterial street system greatly depends upon the proper control of access to the roadway from adjacent properties. The location and design of access points must minimize traffic hazards and interference to through traffic movements. Acceleration/Deceleration lanes shall be designed using Chapter 8. The warrent for acceleration or deceleration lanes shall be based upon the approved Traffic Impact Study for the final plat or final development plan.

7-01-03-10 BUS PULLOUT LANES

7-01-03-10-01 GENERAL

If recommended by the Regional Transportation District, bus pullout lanes shall be designed according to the following criteria and constructed by the adjacent developer.

7-01-03-10-02 DESIGN

Refer to Table 7.21 for lead-in and lead-out lengths (based on roadway speed) for bus pullout lanes. The applicant must communicate with the Regional Transportation District to obtain further design requirement prior to submitting to the County for review and approval.

Table 7.21—Bus Pullout Lanes

Speed Limit, (mph)	Lead-In Length, (feet)	Lead-Out Length, (feet)
35 & under	60	60
40	100	70
45	150	80
50	200	90
55	250	100

Bus pullouts shall be constructed with no less than 50 feet between an intersection curb return curve (PC) and the beginning of the lead-in taper.

7-01-03-11 ENTRY STREETS

7-01-03-11-01 GENERAL

“Entry Streets” are generally short (160’ minimum, one block or first intersection max.) streets with no driveway access, and are designed to allow a reduction in the separation between an arterial street and the first local street intersection, or to allow more than 40 dwelling-units with a single access. Table 7.22 summarizes the posted speed limit and minimum flowline-flowline dimensions.

Table 7.22—Entry Streets

		Value
Posted Speed Limit		25 MPH.
Minimum flowline- flowline dimension	Off of arterial	40'
	Off of arterial with median island	20' min. both sides.
	Off of collector	38'
	Off of collector with median island	20' min. both sides

If an “Entry Street” off of a collector has a FL-FL dimension of 40’, driveways may be allowed on one side of the “Entry Street.” Entry Streets shall be posted “No Parking.”

An “Entry Street” is considered a lower classification street than a collector, but greater than a local street, therefore, for example, “Entry Street” criteria for separation between intersections along a minor collector cannot be used to place collector street within 160 feet of another intersection.

7-01-04 **INSPECTION, TESTING PROCEDURES, AND CONSTRUCTION GUIDELINES**

During new circulation system construction, the developer/contractor shall notify the County Inspector (minimum of 24 hours) of initiation, drastic changes in existing conditions, and completion. In addition, as-built drawings will be submitted to the County prior to final acceptance. See appropriate Application Package for as-built requirements.

7-02 PAVEMENT DESIGN AND TECHNICAL CRITERIA

7-02-01 GENERAL

This section presents pavement design standards which are based upon methodologies outlined in the “Pavement Design Standards and Construction Specifications“ first published by the Metropolitan Government Pavement Engineers Council (MGPEC) in April of 1998. The intent of these design standards is to obtain a pavement section which considers not only the roadway classification, but also factors in other criteria such as: subgrade, traffic (based on local land uses), pavement material, life-cycle costs, future maintenance, and special considerations such as swelling soils, slope instabilities and frost susceptible soils.

This methodology was developed by take existing AASHTO design parameters and modify them to account for County typical subgrade soils and pavement materials so that sections have equal design life based upon fatigue. The pavement designs obtained from this procedure should have equal life and serviceability provided the minimum material specifications are met, construction recommendations are followed, and proper maintenance is provided.

All requirements within this section shall conform to the latest published version of the MGPEC manual.

7-02-02 REQUIRED DESIGN SUBMITTALS

As outlined in the “Pavement Design Standards and Construction Specifications“ published by MGPEC; three design report options were developed for obtaining County approval. Two of these reports must be submitted for County review and approval prior to receiving a construction permit.

7-02-03 DESIGN CRITERIA

7-02-03-01 TRAFFIC LOADING

It is the responsibility of the engineer to determine roadway classifications (based upon criteria outlined in Section 7-02) and confirm this classification with the County prior to initiating the design. More importantly, understanding the adjacent land use and its impacts on traffic loading will enable the engineer to develop the most appropriate pavement section.

For the purpose of pavement design only, the roadway land use classifications are divided into four basic service descriptions: residential, commercial, industrial,

and collector/arterial. These classifications are defined by the projected roadway land use of the land accessed by the street (Figure 7.9). Refer to the MGPEC standards and specifications for equation definitions.

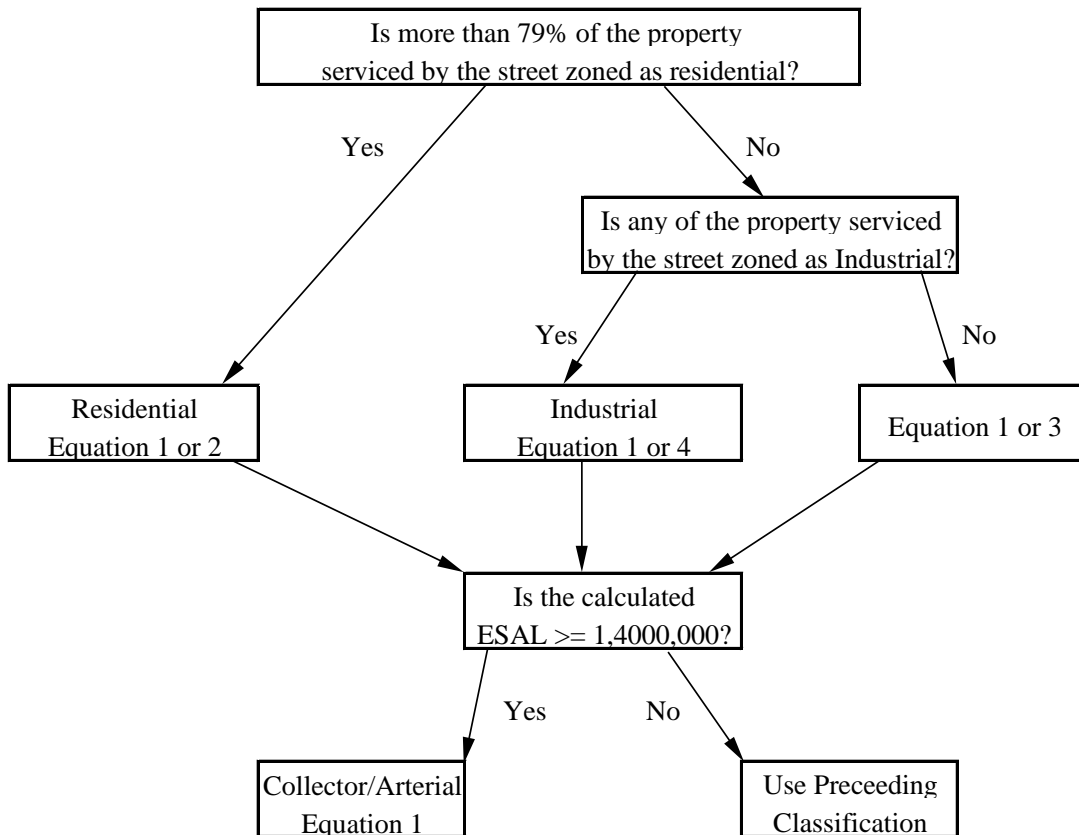


Figure 7.9—Roadway land use classification flowchart

The 20-year design ESAL (Equivalent Single Axle Load) shall be determined using data obtained from a Pavement Design Traffic Study or use of default equations for residential, commercial, and industrial streets. Refer to MGPEC standards and specifications for the equations to be used in development of the 20-year design ESAL.

7-02-03-01-01

PAVEMENT DESIGN TRAFFIC STUDIES

Equation 1 of the MGPEC standards and specifications requires estimates of average daily traffic volumes and distribution of traffic including a breakdown of traffic by types (i.e. trucks and buses).

7-02-03-01-02 ***RESIDENTIAL, COMMERCIAL, INDUSTRIAL TRAFFIC LOADS***

Refer to Table 7.23 for references to equations for residential, commercial, and industrial streets.

Table 7.23—Equations for Residential, Commercial, and Industrial Streets

	Residential	Commercial	Industrial
Traffic Loads	If a Pavement Design Traffic Study is not available, use Equation 2.	<ul style="list-style-type: none"> If Pavement Design Traffic Studies are not available, use Equation 3. This equation should not be used for commercial properties larger than 10 acres; Equation 1 should be used for those cases 	<ul style="list-style-type: none"> If a Pavement Design Traffic Study is not required, use Equation 4. This equation should not be used for industrial properties larger than 10 acres; Equation 1 should be used for those cases.
Purpose		This equation is used for commercial streets that provide access to retail stores, businesses, offices, and other commercial areas.	Streets having property zoned for industrial use (manufacturing, distribution, warehousing, etc.)
Type of Traffic		Large mix of residential traffic along with trash services and delivery trucks.	Many trucks with heavy loads. Some commercial and residential traffic.
Considerations for Design	The number of residential units must include both those actually located on the street and all other residential units which use the street including adjacent existing or planned subdivisions.	In calculating ESAL's for commercial streets, future development and zoning in areas served by the street should be considered as part of the design.	Heavy truckloads.
Note: <ul style="list-style-type: none"> Equation 3 is also applicable for mix use streets having both commercial and residential traffic. All equations are defined in "Pavement Design Standards and Construction Specifications" published by MGPEC. 			

7-02-03-02 SUBGRADE CHARACTERIZATION

Subgrade characterization consists of determining swell movement potential and strength values. This swell potential is used to determine the depth of moisture treatment necessary to reduce the heave at the surface. The support value is expressed in the form of Resilient Modulus as determined from unconfined strength or R-value testing.

7-02-03-02-01 SWELLING SUBGRADE

Tests performed for each of the soil groups shall be averaged to determine the swell potential. The highest average swell will be used to determine the depth of moisture treatment in accordance with MGPEC standards and specifications.

Moisture treatment operations will proceed until the soil moisture content is between 1 and 3 percent over optimum moisture content as determined by AASHTO T 99, and recompacted to 95 percent of Standard Proctor density.

7-02-03-02-02 SUBGRADE STABILIZATION

Soils requiring moisture treatment may also require subgrade stabilization operations due to the moisture contents normally causing the soils to be soft and yielding. Chemical stabilization of at least the upper 12 inches (8 inches for residential streets) may be required. Recommended chemical stabilizing agents are lime, lime/fly ash, and Portland cement. Other agents can be used with prior approval by the County and provided the mix design requirements are satisfied. Laboratory mix designs shall meet the criteria listed in the MGPEC standards and specifications.

7-02-03-02-03 RESILIENT MODULUS

Subgrade support characteristics for AASHTO and MGPEC Designs are measured using Resilient Modulus. Due to cost and time constraints associated with determining the Resilient Modulus, a series of correlations and alternative equations have been developed. The equations relate the R-value for sand subgrades to the modified unconfined compressive strength procedure for clay subgrades. The strength values are to be determined by laboratory testing, and converted into Resilient Modulus (M_r) using Equations 5 through 9 in the MGPEC standards and specifications. Resilient modulus values obtained from these equations shall be reduced by 25 percent unless one of the following apply:

1. A subdrain system is provided and properly maintained.
2. The subgrade is permeable ($k > 1,000$ ft. Per year).

3. Rural pavement with designed drainage ditches.
4. Subgrade is gneiss or granite in nature.

7-02-03-03 PAVEMENT SECTION

The pavement section being proposed will be determined using the traffic ESAL's, the Resilient Modulus, and the depth of moisture treatment and stabilization. Tire stresses and wheel loads used in the calculations will be 130 psi and 6,000 pounds (minimum).

7-02-03-03-01 PORTLAND CEMENT CONCRETE PAVEMENT (PCCP)

PCCP is not recommended where swells exceed 4 percent (2 percent for speed limits > 35 mph). The design shall be calculated using Equation 10 in the MGPEC standards and specifications.

Joint spacing, doweling and tie bars will be in accordance with Portland Cement Association recommendations contained in "Joint Design for Concrete Highway and Street Pavements." Dowels are required for Industrial and arterial streets for longitudinal and expansion joints.

7-02-03-03-02 ASPHALT CEMENT CONCRETE PAVEMENT (ACCP)

The design shall be calculated using Equation 11 in the MGPEC standards and specifications.

7-02-03-03-03 COMBINATION SECTIONS

Refer to MGPEC standards and specifications for a presentation of equivalent fatigue Combination sections for ACCP.

7-02-03-03-04 PAVEMENT THICKNESS

The design of collector or arterial streets will be confirmed using Finite Element Method or Elastic Layer Analysis. The Asphalt Institute DAMA program is preferred, but other programs such as CHEVPC, TTIPAVE, or MICHPAVE will be allowed. Trial thickness designs can be obtained using the design equations. Thickness design for PCCP shall be performed according to Equation 10 in MGPEC standards and specifications. No Finite Elastic Method or Elastic Layer Analysis is required for PCCP.

Refer to MGPEC standards and specifications for minimum pavement thickness.

7-02-03-03-05 RESILIENT MODULUS AND POISSON’S RATIO

Values shall be according to MGPEC standards and specifications.

7-02-03-04 LIFE CYCLE COST ANALYSES

A Life Cycle Cost Analyses (using a present worth method) may be required for pavement design approval. The discount rate will be fixed at 4 percent and the analysis period shall be 30 years. Initial and maintenance costs will be based upon “Colorado Department of Transportation Cost Data” or County supplied cost data. The maintenance schedules presented in Table 7.24 and Table 7.25 are for life cycle cost analysis only.

Table 7.24—Scheduled Maintenance for Asphalt Cement Concrete Pavements

Year	Residential	Commercial, Industrial, Collector, and Arterial
1	Fog Seal	Fog Seal
3	---	Crack Sealing
5	Crack Sealing, Fog Seal	---
6	---	Crack Sealing, Fog Seal
10	Crack Sealing, Slurry/Chip Seal	2-inch Overlay
13	---	Crack Sealing
15	2-inch Overlay	---
16	---	Crack Sealing, Fog Seal
20	Crack Sealing, Fog Seal	4-inch Planing, 3-inch Overlay
23	---	Crack Sealing
25	Crack Sealing, Slurry/Chip Seal	---
26	---	Crack Sealing, Fog Seal
30	3.5-inch Planing, 2.5-inch Overlay	2-inch Overlay
1-30	Annual Maintenance	Annual Maintenance

Table 7.25—Scheduled Maintenance for Portland Cement Concrete Pavement

Year	Residential	Commercial, Industrial, Collector and Arterial
5	---	Clean & Seal Cracks and Joints
7	Clean & Seal Cracks and Joints	---
10	---	Clean & Seal Cracks and Joints
14	Clean & Seal Cracks and Joints	---
15	---	Clean & Seal Cracks and Joints
20	Grind ½ inch as necessary (25%)	Grind ½ inch as necessary (25%)
25	---	Clean & Seal Cracks and Joints
27	Clean & Seal Cracks and Joints	---
30	---	Clean & Seal Cracks and Joints, Grind ½ inch as necessary (25%)
1-30	Annual Maintenance	Annual Maintenance

Scheduled maintenance for heavy industrial areas having distribution centers or large truck traffic volumes and collector/arterial level roadways will be based upon a rational analysis of expected pavement distress for each site, and present in the report. The County should be consulted to determine the minimum level of maintenance required for the analysis.

Life cycle costs, which are within 10 percent, will be judged to be equal and alternatives should be presented. The County has final decision authority on the alternate to be constructed.

7-03 SIDEWALKS, CURB AND GUTTER, AND DRIVEWAYS

7-03-01 GENERAL

Design of sidewalks, curb and gutter, and driveways shall meet criterion specified below and applicable federal and state standards. County Standard Drawings are shown in Appendix A.

7-03-02 REQUIRED DESIGN SUBMITTALS

Design details to be included as part of the Site Plan are outlined in the Submittals checklists. These include, but not limited to, locations, typical sidewalk, curb and gutter and driveway section(s), flowline grading and major intersection layouts. The County may require more or less detail depending on the project size and its location. Contact the Director of ~~Public Works~~[the Transportation Department](#) or request a pre-application conference to determine the level most appropriate for the subject project.

7-03-03 DESIGN CRITERIA

7-03-03-01 MINIMUM SIDEWALK WIDTH

New sidewalks shall have a minimum width of 5.5 feet measured from the flowline. Expanded widths may be required in areas of heavy pedestrian traffic. In case of repair, match existing sidewalk width.

7-03-03-02 COMBINATION CURB, GUTTER AND WALK

Combination curb, gutter and walk shall be restricted to use on Local Residential streets. Vertical curb and gutter sections shall be used for all other streets.

7-03-03-03 HANDICAP RAMPS

State law requires handicap ramps be installed at all intersections and at certain mid-block locations for all new construction or reconstruction of curb and sidewalks (CRS43-2-107[2]). These ramps shall be constructed in accordance with the Standard Drawings (see Appendix A). Handicap ramps shall be shown at all curb returns or called out by a general note on the development plans, but must be shown (located) at all “T” intersections directly opposite either curb return. Where sidewalk is not continuous around a curb return, the handicap ramp shall be

constructed, and curb and gutter shall be constructed to the radius point of the adjoining street.

7-03-03-04 CURB CUTS AND DRIVEWAYS

Concentrated storm water runoff must not be discharged across the sidewalk where curb cuts or downspouts in industrial and commercial areas are located but must be directed to a sidewalk chase. The top of curb elevation shall be the same on both sides of a street, except at intersections or where superelevation is required.

Curb cuts and driveways shall be constructed in accordance with the Standard Drawing (see Appendix A) and meet access requirements outlined in Chapter 8. Radius returns and a crossspan must be used if this is not possible due to grading restraints.

Radius returns are required when the number of parking spaces serviced by the driveway exceeds ten (10). Minimum fall around curb returns shall be 0.3%. Desirable fall shall be 0.5%. See Table 7.13 for curb return radii.

7-03-03-05 UNDER-PASS/OVER-PASS PEDESTRIAN CROSSINGS

Under-pass or over-pass pedestrian crossings may be required for regional/neighborhood trails on County collectors and arterials as determined by the Parks Department.

7-03-04 MEDIAN ISLANDS

7-03-04-01 PERMANENT STRUCTURES

Permanent structures (trees, poles, large rocks, etc.) shall not be placed in any location that would obstruct the sight distance.

7-03-04-02 NOSE

The nose of the median shall not extend past the curb return at the intersection.

7-03-04-03 LANDSCAPING

Shall have a mature height of 24 inches or less above the traveled way in areas around intersections to facilitate adequate sight distance and will preferably be dry land or native vegetation. If irrigation is planned for a median island,

mitigation will be provided to protect the subgrade under the pavement from being saturated.

7-03-04-04 FLOWLINE

A minimum flowline-flowline dimension of 20 feet must be maintained on both sides of all median islands.

7-04 BRIDGES AND MAJOR DRAINAGE STRUCTURES

7-04-01 GENERAL

All bridges and major drainage structures will be designed considering factors such as loads, drainage capacities, future maintenance and safety. All culvert pipe, box culverts, guard rails, and bridges which will ultimately be maintained by County shall conform to:

1. CDOT, “Bridge Manual, Volume I and Volume II,” latest edition.
2. CDOT, “Standard Specifications for Road and Bridge Construction,” latest edition.
3. AASHTO “Standard Specifications for Highway Bridges,” latest edition and applicable interim.

7-04-02 REQUIRED DESIGN SUBMITTALS

A complete set of project plans, analysis and specifications related to the design of any bridge and/or major drainage structure shall be submitted to the County for review and approval. The plans are to be certified by a Colorado registered Structural Engineer who is competent to perform such designs. The County may require more or less detail depending on the scope of the project. Contact the Director of [Public Works](#) [the Transportation Department](#) or request a pre-application conference to determine the level of detail most appropriate for the subject project.

New structures will be assigned a structure identification number by the County which shall be used on all design plans and specifications submitted for review.

7-04-03 CLEAR WIDTH & SPAN

Bridges and major drainage structures will be designed with a clear width equal to the width of the approach roadway including full shoulder width and any future pedestrian crossing(s) indentified in the ultimate road crosssection.

The clear span for structures crossing a roadway shall be equal to or greater than the ultimate roadway section. For structures crossing drainageways, channels or other non-roadway features, the clear span shall be approved by the agency having jurisdiction over the feature being crossed.

7-04-04 STRUCTURE DESIGN LOADING

All major structures being proposed within the County, must be designed to meet HS-25 loading or as required by the Director of ~~Public Works~~the Transportation Department and/or CDOT.

7-04-05 DRAINAGE CAPACITY

Bridges and major drainage structures shall be designed to conform to the parameters of Chapter 9.

7-04-06 EROSION CONTROL

Where appropriate, the design will include measures to control erosion as per requirements and policies outlined in Chapter 9.

7-04-07 STRUCTURAL AND INSPECTION REQUIREMENTS

The complete requirements and criteria to be used for testing and inspection of Bridges are detailed in the Colorado Department of Highways Standard Specifications for Road and Bridge Construction. The design structural engineer, familiar with assumptions inherent in the structure design, shall review the construction in sufficient detail to confirm the construction is appropriate. Qualified technical personnel experienced in the inspection of similar structures shall provide inspection of construction, as frequently as necessary to confirm the construction conforms to County approved plans and specifications. A written log or report of all work shall be furnished to the County at or prior to the request for probationary acceptance of the bridge or major drainage structure.

7-05 TRENCHING AND BACKFILLING

7-05-01 GENERAL

Trenching operations within the County ROW will only be permitted after obtaining a Right of Way Construction Permit from the County. This section briefly outlines general requirements for obtaining this approval and presents standards to be used in a trench design.

7-05-02 REQUIRED DESIGN SUBMITTALS

As part of the overall project site plan, the location(s), depth and utility description shall be submitted for County review and approval.

7-05-03 DESIGN CRITERIA

7-05-03-01 TRENCHING

Table 7.26 presents general requirements for trenching operations within the County ROW. Refer to the Standard Drawings in Appendix A for typical trench sections with varying surface materials.

7-05-03-02 BACKFILLING

Refer to Table 7.27 for general requirements for backfilling open trenches.

7-05-03-03 SUBBASE

Refer to Table 7.28 for requirements on conformity, material, deviations, and procedure for subbase placement.

7-05-03-03-01 TRENCH COVER

Refer to Table 7.29 on general requirements for temporary and permanent trench cover.

7-05-03-03-02 REPAIR TO GRAVEL ROADS AND SHOULDERS

Refer to Table 7.30 on requirements for restoration of unpaved areas.

7-05-04 MAINTENANCE PERIOD

The permittee shall be responsible for the condition of the backfilled trench and permanent patching of the roadway surface for a period of one (1) year upon acceptance by the County of the completed work identified on the permit. Permanent patching shall include restoration of gravel surfaced roadways and shoulders. Upon notification by the County, the permittee shall immediately repair to the County's satisfaction any of the said patches which become settled, cracked, broken, or otherwise faulty at the expense of the permittee. If test results do not meet the standards for compaction as set forth in this section the permittee shall be responsible for repairs or replacement to meet these standards. Settlement of 3/8 inch or greater with a 6 foot straight edge will be cause for replacement.

The permittee shall notify the County in writing upon completion of work accomplished under the provisions of the permit.

7-05-05 BONDING REQUIREMENTS

A Maintenance Bond for trenching operations performed within the County's ROW will be required in the amount approved by the County shall be submitted per requirements outlined in Appendix B or as specified by the Director of [Public Works](#)the Transportation Department.

Table 7.26—Design Criteria for Trenching

Existing Pavement	<ul style="list-style-type: none"> • Saw cut to full depth so the joint line between existing and replacement pavement is straight and neat – i.e. within 5° of vertical and free from horizontal irregularities. • Concrete removal shall be by full panel only, per existing control joints.
Removed Pavement	Haul away and dispose of in a proper manner (recycle or waste facility).
Base Course Material	Remove and stockpile off of the road surface area for reuse during backfilling if it meets specifications. If not, haul away from the R.O.W. and dispose of in a proper manner.
Sub-base Material	Stockpile parallel to the trench alignment, in such a manner that encroachment upon the non-disturbed portion of the roadway and/or pedestrian walkways and private properties is kept to a minimum.
Trench	<ul style="list-style-type: none"> • Maintain safety standards relating to the shoring and stabilization of trench sidewalls as prescribed by appropriate safety regulatory agencies (OSHA, State of Colorado). All excavations to be left over night will be backfilled if not properly barricaded. Type IV Barricades will be required if construction area is in or within 10 feet of the roadway. • Do not open the trench for such construction for a distance of more than 300 feet at any one time, unless specifically authorized by the County. • Confine the trench width to those minimum dimensions, which will permit proper installation and acceptable pipe loading, as established by current acceptable engineering practices and all OSHA requirements.
Street Cuts and Trenching Operations in Public Roadways	<ul style="list-style-type: none"> • Do not leave street cuts in an open condition overnight, except for the portion necessary to commence work the following morning. • Warning signs, barricades and flashing lights, all in conformance with the Manual of Uniform Traffic Control Devices (MUTCD), shall be used in areas where trenching operations are in public roadways. • Type IV barricades will be required in or within 10 feet of the traffic area.
Trenched Roadway	<ul style="list-style-type: none"> • In trenching across the road, do not close more than one-half of the traveled way to traffic at one time, which requires the use of a traffic signal or flaggers unless approved by the Adams County Transportation Department of Public Works. • Completely backfill the trenched roadway and restore a suitable driving surface before trenching the other half of the road. • Final pavement restoration can be accomplished at one time when the utility installation or repair work is complete within a maximum of five working days for the permanent surface replacement.

Table 7.26—Design criteria for trenching (continued)

Street, Road Approaches and Other Access Points	<ul style="list-style-type: none"> Total Street Closure will not be permitted unless approved by the Adams County <u>Transportation Department</u> of Public Works. Upon trenching across such facilities, steel running plates, planks or other safe methods shall be used to provide for traffic to enter or leave the road or adjacent property.
Access	<ul style="list-style-type: none"> Access to private property will be maintained at all times. Provide free access at all times to fire hydrants.
Excavation in County Easements	<ul style="list-style-type: none"> All excavation within the County’s ROW will require an approved permit prior to initiating construction. Take precautions to limit the removal of or damage to existing pavements, sidewalks, curbs, lawns, shrubbery, trees, hedges, walls, fences, buildings, or other existing improvements to the least practicable amounts and replace or restore such improvements to their original location and condition after the excavation has been backfilled and compacted.
Conditions Contained in Private Easements	Appraise all conditions contained in private easements and perform all work in accordance with the stipulations contained therein.
Trenching Excavation within the Roadway Surface	Where trenching excavation occurs within the roadway surface, the minimum allowable remaining pavement sections shall not be less than 4 feet (not including the curb and gutter or concrete pavement) unless it is part of a monolithic concrete pavement section, which shall be full panel or stone.
Road Closures	The Director of Public Works <u>the Transportation Department</u> must approve all scheduled and emergency road closures.

Table 7.27—Backfilling

Trench Backfill Date	<ul style="list-style-type: none"> The permittee shall simultaneously notify the County of the trench backfill and construction dates. A minimum of 24 hours advance notification is required. Backfill will take place on the same day of trenching; if this is not the case, the County must be given the same prior notice as required for the initial trenching.
Foundation	<ul style="list-style-type: none"> Prepare the bottom of the trench to provide a firm foundation for the pipe or facility in accordance with the bedding conditions specified by the geotechnical engineer for the type of pipe or facility to be installed. The foundation shall be stable and the subgrade of the trench shall be kept free of standing water.
Backfill Depth	<ul style="list-style-type: none"> Place backfill so that the pipe will not be displaced or damaged.
Approved Backfill Material	<ul style="list-style-type: none"> Immediately after the utility authorized by the permit has been placed in the trench, backfill the trench with approved material. This material cannot include debris of any kind, frozen material, clods, or stones. Fill with approved material to an elevation which will allow placing the pavement base and wearing surface according to the Standard Drawings. Compaction test reports shall be required daily and all fill over one foot in elevation shall require a tester on site during backfill operation. If the excavated material is unsuitable for backfill it shall be hauled away and satisfactory granular backfill material shall be used.
Completed Surface and Trench Compaction	<ul style="list-style-type: none"> The subgrade shall conform to the lines, grades, and cross-sections as shown on the approved plans. Compact the backfill material in successive layers not to exceed 8 inches thick and finish and maintain in a smooth compacted condition. The completed surfaces shall be free from rutting or other objectionable irregularities. Within the roadway area, trench compaction shall be in accordance with AASHTO T99 or T180 as required by the CDOT Standard Specifications. Compaction tests must be performed by a Geotechnical Engineer and shall be a minimum of every 250 feet along the trench and every one foot in elevation.
Low Slump Material	Use of an approved controlled low slump material (flowfill, shrink-crete, flashfill or equivalent) for backfill of trenches is required under all roadways or as approved by the Director of Public Works the Transportation Department . All controlled low slump material (CLSM) must have a 28-day strength of 60-100 psi, and a maximum slump of 7-10 inches.

Table 7.28—Subbase for Trenching Operations

	Subbase	Foundation For Base Course
Conformity	Shall conform to the lines, grades, cross-sections and thickness shown on the approved plans and shall be finished and maintained in an acceptable condition at least one day’s progress in advance of base construction or placing prime coat (foundation for base course).	
Material	When placed and compacted will result in a firm, dense, unyielding foundation.	
	Subbase material shall be well mixed, free of organic matter and lumps or balls of clay, and shall consist of sound aggregate particles and suitable filler or binding materials.	
Deviations	Deviations from the gradation limits may be permitted by the Director of Public Works <u>the Transportation Department</u> for unpaved roads provided it can be unequivocally demonstrated that the subbase material is not conducive to rutting, raveling or forming a soft yielding surface in the presence of moisture (it is adequately demonstrated that the proposed subbase material can fulfill the intent of these specifications).	
Procedure	Material shall be deposited and spread, without particle segregation in loose layers not to exceed 6 inches in depth. Wetting or aerating and rolling of the material shall be required when ordered by the County following review of all field test results. Subbase or base course shall not be placed on soft, spongy, or frozen subgrade, other subgrade, or subbase, the stability of which is unsuitable.	
	Each layer shall be thoroughly and individually compacted to 100% of proctor (AASHTO T 99) density for soils classified as A-1 through A-2-5 and 95% proctor (AASHTO T 99) density for all other classifications (AASHTO M 145).	

Table 7.29—General Requirements for Temporary and Permanent Trench Cover

Temporary		
Temporary Trench Cover	<ul style="list-style-type: none"> • Provide all trenches across traffic lanes, where it becomes necessary to remove any existing surfacing or pavement, with temporary trench cover. • Stockpile temporary trench cover surfacing material on the job site and place within six hours after completion of trench backfill and compaction. • Maintain temporary trench cover until permanent trench cover is placed. • Trench covered with temporary surfacing will be considered as open to traffic. • The surface of the temporary repaving shall be smooth and at the same level as the adjacent undisturbed paved area. 	
Pavement Surface Cuts Immediately After Backfilling	When permanent pavement-patching material is not available, a temporary patch of cold mix asphalt will be required on all pavement surface cuts immediately after backfilling has been completed and removed at the time a permanent patch is made.	
Minimum Requirements	Minimum requirements for temporary trench cover shall be well compacted surfacing material conforming to “Road Mixed Asphalt Surfacing Material” of the CDOT Standard Specifications and shall match the existing asphalt or Concrete thickness, but shall not be less than 4 inches thick. The mineral aggregate shall, with a tolerance of 5 percent, conform to the grading specified for 3/8 inch maximum aggregate. Bituminous binder to be mixed with the mineral aggregate shall be liquid asphalt, Grade MC-3000 and shall be between 5 ½ percent and 6 percent by weight of the dry mineral aggregate.	
Permanent		
Unless otherwise specified, the replacement of pavement shall be as follows:		
In areas where wearing surface is:	Asphalt Concrete	Minimum patch thickness will be 5” on residential streets, 7” on collector streets, and 9” on arterials. In all cases, the patch will extend one (1) foot beyond the existing pavement. If the permittee or their engineer does not agree to these standards, a paving design will be submitted for review and approval by the Adams County Transportation Department of Public Works . A sample of this pavement will also be submitted to the Adams county County Transportation Department of Public Works to ensure that the pavement sample will match the submitted design.
	Portland Cement Concrete	Replace the pavement with concrete pavement conforming to the requirements of the County. Said concrete pavement replacement shall be of the same depth as the original pavement, but not less than six inches thick on alleys or residential streets, nor less than eight inches on major or secondary streets and highways.
	Other	Replace the pavement and base in kind. Said surface replacement shall be of materials and thickness conforming to the requirements of the County.

Table 7.30—Repair to Gravel Roads and Shoulders, Restoration of Unpaved Areas

Where the original wearing surface and foundation materials was crushed rock or gravel	Use Class 6 aggregate base course as replacement material. Place to a compacted thickness minimum of 8 inches or the thickness of the removed material plus 2 inches, whichever is greater.
Compaction	In the area from the ROW line (fence line/property line) to a point 5 feet outside of the roadside ditch flowline, backfill all trenches with excavated material and compact to 90% standard compaction, or to the density of the existing ground, whichever is greater.
	Other areas including the gravel road, the shoulders and the roadside ditch to a point 5 feet outside of the flowline, all trench compaction shall be in conformance with Figure 7.21 of these standards.
Erosion Control	During construction and after the trench is backfilled and compacted, erosion protection shall be provided per Chapter 9.

7-06 UTILITY LOCATIONS

7-06-01 GENERAL

Repairs being made to ~~county~~County roadways or other properties, must be performed under an approved permit. At the completion of these repairs, the roadway or other properties must be returned to a condition equal to or better than the original. In addition, these repairs must be accomplished in the least possible time and with the least disturbance to the normal functioning of the street or other adjacent properties.

All backfill material, compaction, and resurfacing of any excavation made in the County ROW will be done in accordance with specifications and standards in Section 7-05.

7-06-01 ROAD CLOSINGS

Only one side of a street may be blocked at any given time. Traffic must be provided a minimum lane width of 10 feet in the construction area. Any plan for traffic control during construction that indicates a complete closure must show detour routes, and must be approved by the Director of ~~Public Works~~the Transportation Department at least 24 hours prior to issuance of permit.

The applicant must get written permission from the Department of ~~Public Works~~the Transportation Department to temporarily close a public road.

7-06-02 LOCATION

See Table 7.31 and Figure 7.10 through Figure 7.11 for utility location requirements and Standard Drawings (see Appendix B) for typical details.

7-06-03 INSPECTION, TESTING PROCEDURES, AND CONSTRUCTION GUIDELINES

7-06-03-01 GENERAL

Table 7.32 presents general testing requirements for installations.

7-06-03-02 SPECIFICATIONS

Road construction for new development shall conform to the latest edition of the Colorado Department of Transportation (CDOT) Standard Specifications for Road and Bridge Construction. Adams County criteria may supersede CDOT standards.

7-06-03-03 EROSION PROTECTION

Erosion and sediment control measures are essential during construction to mitigate adverse impacts to adjacent properties resulting from development. Due to both the dynamic nature of construction, and federal/state water quality guidelines, construction activity in Adams County shall require erosion protection.

In the event that one of the following situations occur:

- construction plans lack sufficient detail for erosion protection
- it has been determined that the submitted erosion control measures are not applicable to actual field conditions
- installed erosion & sediment controls are non-functional

Adams County field inspection personnel shall be able to mandate corrective action to be taken by the developer and/or contractor.

7-06-03-04 CONTRACTOR RESPONSIBILITIES

The contractor will be held responsible for the cleanliness and safety of all roadways adjacent to construction sites. If at any time, these roadways are found to be dangerous or not passable due to debris or mud, the Adams County [Public Works Transportation](#) Department will shut down the project, until the roadway conditions have been improved by the contractor, and are deemed acceptable by the County. If the contractor/applicant fails to keep the adjacent roadways clean and free from debris, the [Public Works Transportation](#) Department has the option to do the required clean up and bill the charges directly to the contractor.

Erosion and sediment control with inlet protection will be required for the storm drainage conveyance systems adjacent to construction sites. Dirt and other construction debris cannot be washed into the County's storm drainage facilities. The contractor will be held responsible to ensure that storm drainage facilities are protected during construction activity. If debris from construction activity is being washed into storm drainage facilities, the Adams County [Public Works Transportation](#)

Department will shut down the project, until the contractor cleans the affected storm drainage facility. If the contractor fails to keep the adjacent storm sewer free from debris, the ~~Public Works~~Transportation Department has the option to do the required clean up and bill the charges directly to the contractor.

7-06-03-05 DAMAGED INFRASTRUCTURE

The contractor shall be responsible for repairing or replacing County infrastructure that was damaged as a result of construction activity.

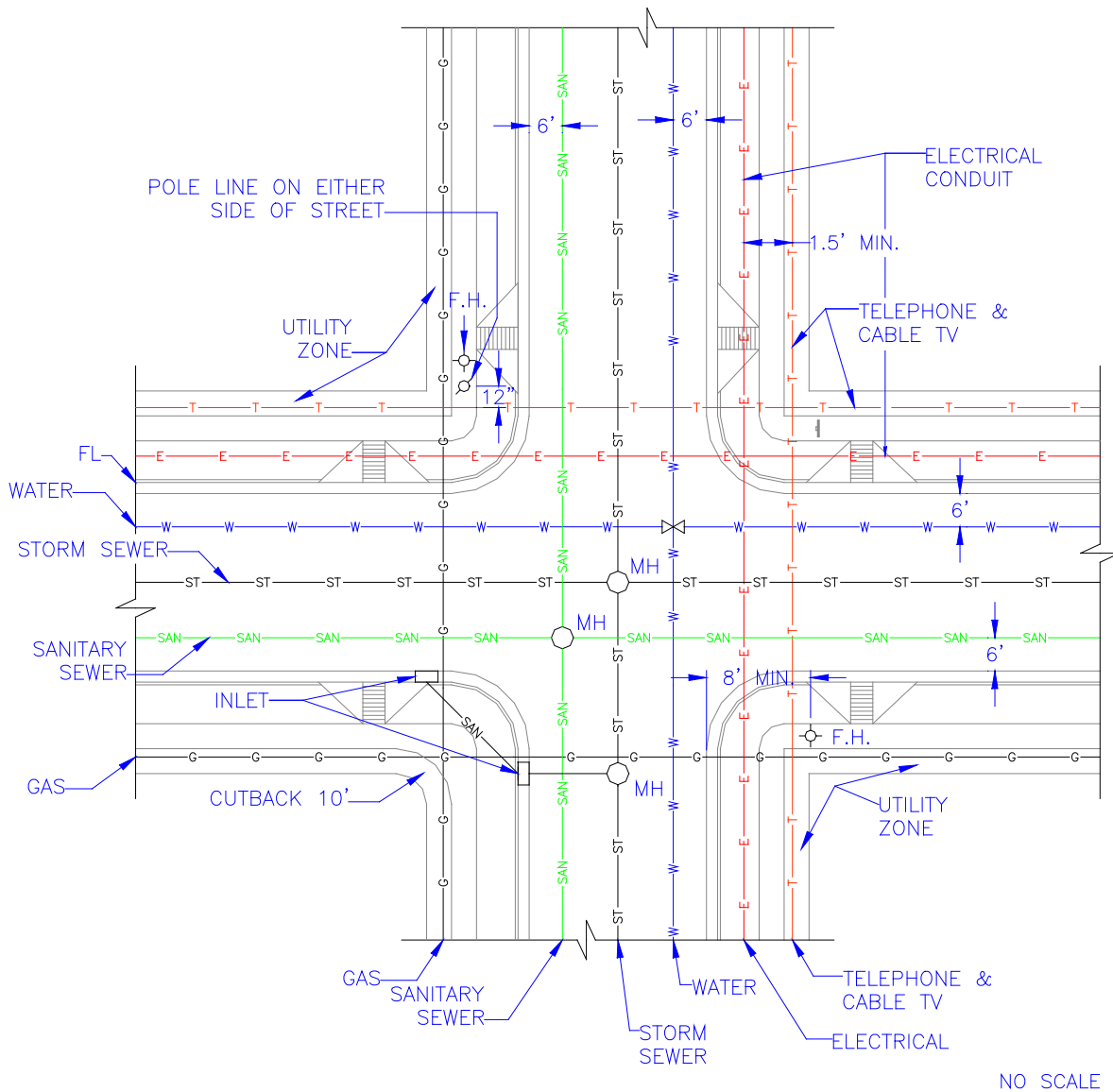
Table 7.31—General Utility Location Requirements

	Location
Water Main	North and East Sides of streets. Provide min. 10' horizontal separation from sanitary sewer or as required by the appropriate water district.
Fire hydrant	3' min. from back of curb, 1' min. from back of attached walk, or 10' minimum from edge of pavement if no curb is present
Sanitary Sewer	South and West of sides of streets
Storm Sewer	Street centerline or 3' either side of centerline for adequate utility separation. Other locations may be considered if given written approval by Director of Public Works the Transportation Department .
Natural Gas	Either within ROW or in an adjacent easement on the South and West sides of the street or 3' either side of centerline for adequate utility separation. ¹
Power and Telephone	North and East sides of the street either within the ROW or in an adjacent easement. ^{1, 2}
Cable TV, Fiber optics	North and East sides of the street either within the ROW or in an adjacent easement. ¹
Poles, signs and any other above-ground streetscape	No poles, signs, or any other above ground streetscaping should be allowed within the public right of way not directly related to any utility that is not regulated by the Public Utilities Commission, local franchise agreement, or quasi governmental agency such as a local water and sewer district. Exceptions will only be made by variance procedure of the County or granted specifically by the Adams County Board of Commissioners.
Light Poles	Min. 2' behind a vertical curb line or 6" behind the sidewalk for attached sidewalk conditions with prior written approval by the County. Poles placed within County ROW having a posted speed limit of 40 mph or higher may be required to be breakaway, per CDOT Design Manual, Section 1002.6. Specifications for all poles within County ROW must be accepted by the Public Works Transportation Department prior to the permit application for installation.
Landscaping	Caution: Trees or large shrubs shall not be planted over buried utilities, within the sight distance triangle at intersections or accesses, or within 10' of the flowline of the public street. On low speed (posted 30 mph or less) minor collectors and local streets, trees may be planted to within 6' of the flowline (except within 150' in either direction from an intersection, where the trees must be a minimum of 10' back from the flowline). In no case shall landscaping over 30" above the adjacent flowline be allowed to encroach into the sight-distance triangle.
Overhead	A minimum ground clearance of 18.5' shall be provided where overhead utility lines cross public roads and streets. The clearance shall be measured at the lowest point where the line crosses the traveled portion of the roadway.

1. For utility companies that wish to run double mains, the requirement of north and east/south and west may be waived by the [Public Works](#) [Transportation](#) Department.
2. Or as directed by the National Electrical Safety Code.

Table 7.32—Testing Requirements for Utility Installations

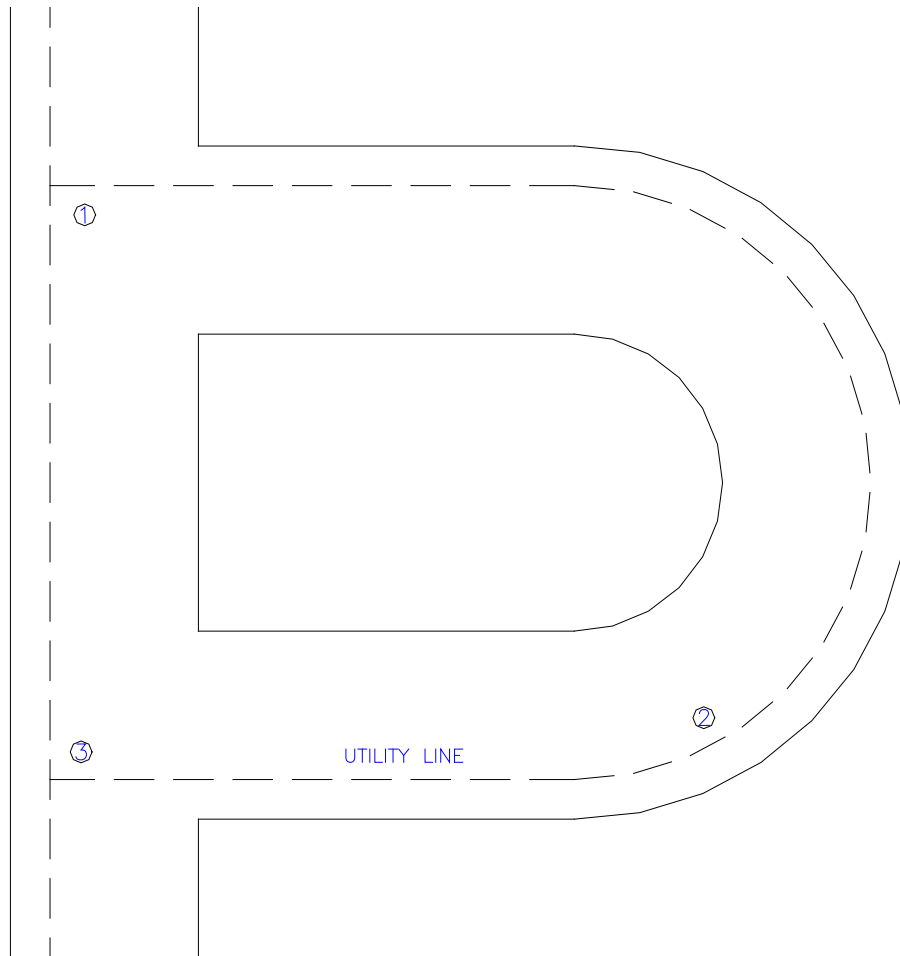
Materials, Placement and Compaction	Place all utility trenches within the ROW and compact in accordance with the project specifications.
Testing	<ul style="list-style-type: none"> • Field moisture-density testing: perform during backfill operations beginning 1-foot above the top of the pipe and extending to the finished subgrade elevation. • Minimum number of tests: one test within 1-foot of manholes, water valves or other obstacles. A sufficient number of tests shall be taken at various depths to confirm backfill compaction and moisture content specifications are met. • Perform testing in accordance with project specifications. • Trench Compaction within the roadway area: in accordance with AASHTO T-99 or T-180.
Bond	A bond (based on size of project) in an amount designated by the County will be required until final acceptance is received. See Appendix B for details.
Acceptance	The results of field density tests shall be submitted to and reviewed by the County. Provided all tests are acceptable, the two-year probationary period may begin. If no failures of the trenches are evident after 1 year, the County will assume maintenance obligations. Any failures must be corrected in accordance County specifications.



- NOTES:
- ① THIS STANDARD IS A GUIDE ONLY AND DEVIATIONS MAY BE ACCEPTABLE WHERE THE CONDITIONS DICTATE. DIMENSIONS SHOWN ARE DESIREABLE BUT DO NOT GOVERN. THE INTENTION IS TO SHOW THE RELATIVE POSITION OF ALL UTILITIES. THIS DOES NOT PRECLUDE THE USE OF UTILITIES IN EASEMENTS IN OTHER LOCATIONS (I.E. BACK LOT LINES).
 - ② UTILITY ZONE EASEMENT IF REQUIRED

Figure 7.10—

for Utility location requirements and Standard Drawing typical details



NOTES:

EXAMPLE OF A UTILITY RELOCATION
TO A NORMAL POSITION AT AN INTERSECTION

- ① CARRY UTILITY AROUND CORNER
- ② STAY ON SAME SIDE OF STREET.
- ③ RETURN UTILITY TO NORMAL SIDE OF STREET AT INTERSECTION

Figure 7.11

Utility location requirements and Standard Drawing typical details