



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**CASE NO.: RCU2017-00021**

**CASE NAME: City of Westminster Lift Station**

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**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**August 29, 2017**

**Exhibit 1-Staff Report**

<b>CASE No.: RCU2017-00021</b>	<b>CASE NAME: City of Westminster Lift Station</b>
Owner's Name:	Westminster Public Schools
Applicant's Name:	City of Westminster-Department of Public Works (Julie Koehler)
Applicant's Address:	4800 W. 92 <sup>nd</sup> Ave., Westminster, CO 80031
Location of Request:	2401 W. 80 <sup>th</sup> Avenue
Nature of Request:	Conditional Use Permit to allow replacement of the City of Westminster's sewage pumping station (public service use) located at the northwestern corner of 80th Avenue and Zuni Street
Zone District:	Residential Single-Family (R-1-C)
Site Size:	Approximately 4,800 square feet
Proposed Uses:	Utility (Sewage Pump Station)
Existing Use:	Institutional (School)
Hearing Date(s):	<b>PC: August 10, 2017/ 6:00 pm</b>
	<b>BOCC: August 29, 2017/ 9:30 am</b>
	Report Date: August 16, 2017
Case Manager:	Emily Collins
Staff Recommendation:	APPROVAL with 8 findings-of-fact, 5 conditions, and 1 note

**SUMMARY OF PREVIOUS APPLICATIONS**

On February 28, 2017, the applicant attended a conceptual review meeting to discuss the proposed sewage lift station replacement project with County staff. The existing lift station was constructed in 1987 and is in the jurisdiction of the City of Westminster. The proposed location, which is approximately 400 feet away from the current location, is under the jurisdiction of the County.

## **SUMMARY OF APPLICATION**

### **Background:**

The City of Westminster currently owns and operates a sewage pumping station, also known as a lift station, at W. 80<sup>th</sup> Avenue and Clay Street. The subject request is to replace this lift station on an adjacent property, approximately 400 feet east of the existing site. According to the applicant, the existing lift station was constructed in 1987 to serve 218 single-family homes in the Shadow Ridge Subdivision in the City of Westminster. This lift station is at the end of its useful life and requires replacement in order to prevent equipment failures and sewer back-ups that could be detrimental to those served. The subject request will cover approximately 4,800 square feet of land area and located on the southwestern corner of Westminster Public School's Ranum Middle School parking lot (See Exhibit 3.2). Both the City and School District have agreed on a temporary construction easement as well as a permanent easement to install, operate, maintain, and repair the proposed lift station on the property.

Overall, the City owns and operates six wastewater lift stations that are located throughout the City. These lift stations collect sewage that flows by gravity to a low point and pumps the sewage to a larger collection pipe where it is carried to a wastewater treatment facility. The two main wastewater treatment facilities are the Big Dry Creek Wastewater Treatment Plant and the Metro Wastewater Reclamation District's Central Plant. In 2011, the City completed an evaluation of all their lift stations and developed a list of priorities for recommended improvements. Projects completed from the list include replacement of the 87th and Wadsworth Lift Station, repairs to the North Huron Lift Station, and rehabilitation of the lift station adjacent to the intersection of 95th and Federal Boulevard.

### **Development Standards and Regulations Requirements:**

The subject property is zoned Residential Single-Family (R-1-C). This district is intended to provide an exclusive single-family district for smaller home sites. Per Section 3-13-04-02 of the County's Development Standards and Regulations, a conditional use permit is required for development of a public service utility in the R-1-C zoned district.

### **Conditional Use Permit:**

Section 2-02-08-06 of the County's Development Standards and Regulations outlines the criteria for approval of a conditional use permit. These include compliance with the County's Development Standards and Regulations; compatibility with the surrounding area, the request must be permitted in the zone district, and must address all off-site impacts. In addition, the site must be functional and suitable for the proposed use.

The subject request will be compatible with the surrounding area, and not be detrimental to the health, safety, and welfare of the inhabitants of the area. The lift station facility will be designed to mitigate potential nuisances. According to the applicant, the lift station infrastructure will consist of a wet well with pumps and a valve vault. In addition, above ground infrastructure associated with the station includes an electrical panel to control the pumps, an emergency backup generator with an enclosure system for noise mitigation, a carbon filter system to control odor and a decorative wrought iron fence on the perimeter of the 4,800 square feet site that

provides security for unauthorized entrance. Further, the mechanical components of the subject lift station, including the pumps, have the same capacity as the existing lift station to be replaced.

Traffic generated from the use will be limited to quarterly cleaning and repair that occurs approximately four hours per visit and a weekly routine maintenance that also occur about one hour per visit. All vehicles used for maintenance will be on the school property and will not impede traffic on the adjacent right-of-way. As part of construction, one existing access point on the east side of the school's property will be removed and relocated approximately 225 feet west of the property, adjacent to the lift station lease area (See exhibit 3.2). In addition, the City will install a new 20 foot driveway access with ADA compliance ramps and sidewalks at the relocated access point.

As part of the proposed request, the applicant reviewed parking requirements for the existing Middle School. Currently, there are 297 parking spaces on the school's property. Per Section 4-12-04-03 of the County's Development Standards and Regulations, 217 parking spaces are required for the school. Location of the lift station would eliminate 10 spaces, or 3.3% of the existing parking spaces. However, the remaining number of parking spaces is adequate and conforms to parking requirements outlined in the County's Development Standards and Regulations. The City has also completed permitting requirements with the Colorado Department of Health and Environment (CDPHE). The CDPHE application documents were reviewed also by Adams County, Tri-County Health Department, and Metro Wastewater Reclamation District.

Per Section 4-16 of the Development Standards and Regulations, a minimum of ten percent of landscaping is required of all new development. The subject lease area for construction of the proposed lift station is 4,800 square feet. Based on the landscaping requirements, approximately 480 square feet of landscaping is required for the proposed development. In addition, per Section 4-16-18-01 of the County's Development Standards, a type "A" buffer is required along the eastern, western and northern boundaries of the lease area. However, because of potential intrusion of roots to damage the facility, the applicant is requesting to not install landscaping on the property. The Planning Commission considered this request and recommended that the applicant should be required to install the equivalent of the required landscaping on a portion of the school site property.

#### **Future Land Use Designation/Comprehensive Plan:**

The subject property is designated as Parks and Open Space in the County's future land use map. Per Chapter 5 of the Adams County Comprehensive Plan, Parks and Open Space areas are intended to provide areas for public parks, trails, and open space. The primary objectives are to provide land for recreation and enjoyment, provide areas for wildlife, and preserve especially sensitive, beautiful, or historic areas.

A majority of the surrounding properties to the north and west are under the jurisdiction of the City of Westminster. The properties to the south and east of the site are designated as Urban Residential future land use. A majority of these surrounding properties are developed with single-family residential uses. Westminster Public School-Metz Elementary is located east of the subject property.



The property is also located in the County's Southwest Framework plan. This plan was adopted as an amendment to the County's Comprehensive Plan, and outlines existing conditions and direction for future planning efforts in certain sections of the County. Specifically, the Framework Plan identifies the southwest portion of the County as containing most of the older, more urbanized areas of the County as well as a wide range and mix of land uses. The Framework Plan identifies policies and strategies outlined in the County's Comprehensive Plan, such as maintaining and enhancing the quality of existing residential neighborhoods and improving the Southwest area's role as an important gateway to the County.

The subject request conforms to goals of the Comprehensive Plan and the Southwest Framework Plan. The request is to replace an aging sewage lift station infrastructure to prevent equipment failures, sewer back-ups, and impacts to City customers. The project is a necessary upgrade to maintaining the functions of the overall wastewater system that support the surrounding residential neighborhoods.

**Site Characteristic:**

The subject property is located at the northeastern intersection of Zuni St. and W. 80<sup>th</sup> Ave. Currently, the site is developed as Westminster Public Schools-Ranum Middle School. The school was built in 1962 and includes multiple classroom buildings, associated staff parking lot, and various recreation areas and sports fields such as a running track, basketball courts, and baseball field. The area proposed for the lift station is located on the southwestern corner of the property, and consists of approximately 4,800 square feet of land area.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest City of Westminster Single Family</b>	<b>North City of Westminster Multiple Family</b>	<b>Northeast R-1-C Single Family</b>
<b>West City of Westminster Vacant</b>	<b>Subject Property R-1-C Institutional (School)</b>	<b>East R-1-C Single Family</b>
<b>Southwest R-1-C Single Family</b>	<b>South R-1-C Single Family</b>	<b>Southeast R-1-C Single Family</b>

**Compatibility with the Surrounding Land Uses:**

A majority of the surrounding properties to the north, south, east, and west of the subject property are developed as single-family and multi-family residential. The property to the northeast is developed as Metz Elementary School. The proposed development is necessary to support the existing Shadow Ridge Subdivision located adjacent to the site. In addition, according to the applicant, the system will be designed to mitigate any potential noise, odor, lights pollution that may be associated with the project. Further, the site will be surrounded by ornamental fencing to provide visual aesthetics and security.

**Planning Commission Update:**

The Planning Commission (PC) considered this case on August 10, 2017 and unanimously recommended approval of the request. At the public hearing, the PC inquired about the condition of the existing parking lot on the school's property and if it conforms to the County's Development Standards. Staff informed the PC that the parking lots conforms to the County's Development Standards, and the removal of ten parking spaces will not create non-compliance as the existing parking spaces exceed the number required for the school site. Currently, a total of 217 parking spaces are required for the school site.

The PC also discussed landscaping requirements on the site and recommended a condition of approval to require the applicant to coordinate with the school district and locate equivalent of the total area of landscaping required for the proposed site on a different portion of the existing school's property.

One neighbor spoke at the public hearing to request additional information on the subject request. This neighbor specifically requested information on fence designs and ensuring uniformity of any new fence to match an existing chain link fence on the southern property line of the site. The resident also inquired about the number and location of access points on the property, and parking restrictions along W. 80<sup>th</sup> Avenue. Staff informed the resident that there will be no additional access point with the request, except relocation of the existing access on the west to the eastern section of the property. Regarding fencing, staff informed the resident that there is an existing chain link fence along W. 80<sup>th</sup> Ave and the perimeter of the parking lot. The Planning Commission recommended a condition of approval for the applicant to coordinate with the School District and construct a fence that is of the same style along the entire length of W. 80<sup>th</sup> Avenue. Regarding parking restrictions on W. 80<sup>th</sup> Avenue, staff is working with the property owner and the Department of Public Works to address this question.

**Referral Comments:**

Adams County Development Review Engineering reviewed the subject request and informed the applicant that a permit shall be required to relocate the existing access to the east of the property.

Crestview Water and Sanitation, Xcel Energy, Tri-County Health Department, and Colorado Department of Transportation reviewed the request and had no concerns.

**Staff Recommendations:**

**Based upon the application, the criteria for approval of a conditional use permit, and a recent site visit, staff and PC recommends approval of this request with 8 findings-of-fact, 5 conditions, and 1 note:**

**RECOMMENDED FINDINGS OF FACT**

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.

3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

**Conditions of Approval:**

1. The applicant shall obtain a building permit for the sewage lift station and fences, as well as all necessary access permits for proposed changes on the site.
2. All above-ground infrastructures, excluding utility transformers, shall be setback a minimum of 20 feet from W. 80<sup>th</sup> Avenue.
3. This conditional use permit shall expire on August 29, 2047, unless a renewal is obtained from the Board of County Commissioners prior to the expiration date.
4. The applicant shall coordinate with Westminster Public Schools to find and locate equivalent landscaping (based on 4,800 square foot site area) that is required for the subject request on a section of the school property. This landscape plan shall be submitted with building permits for the lift station.
5. The applicant shall coordinate with Westminster Public Schools to install a wrought iron fence along the entire length of the parking lot on W. 80<sup>th</sup> Avenue. A building permit, including site plan and elevations, shall be required for the fence.

**Notes to the Applicant:**

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.

**CITIZEN COMMENTS**

Notifications Sent	Comments Received
833	1

Notices were sent to all property owners within 1,000 foot radius of the site. One person commented on the request expressing concerns about potential impacts of the lift station to the surrounding neighborhood. As described in the report and on the application documents, the majority of the proposed infrastructure will be installed in the road right-of-way or below grade in the parking lot, the system will be designed to mitigate potential nuisances that could emanate from the site, and the site will be surrounded by ornamental fencing for visual mitigation and to provide security. In addition, the lift station will generate minimal traffic with quarterly cleaning that last for approximately four hours per visit. Further, all vehicles will be on the school property and will not impede traffic on the adjacent right-of-way.

## **REFERRAL AGENCY COMMENTS**

### **Responding with Concerns:**

None

### **Responding without Concerns:**

Crestview Water and Sanitation

CDOT

Tri-County Health Department

Xcel Energy

### **Notified but not Responding / Considered a Favorable Response:**

Adams County Fire Protection District

Colorado Department of Public Health and Environment

Century Link

Comcast

Hyland Hills Park and Recreation District

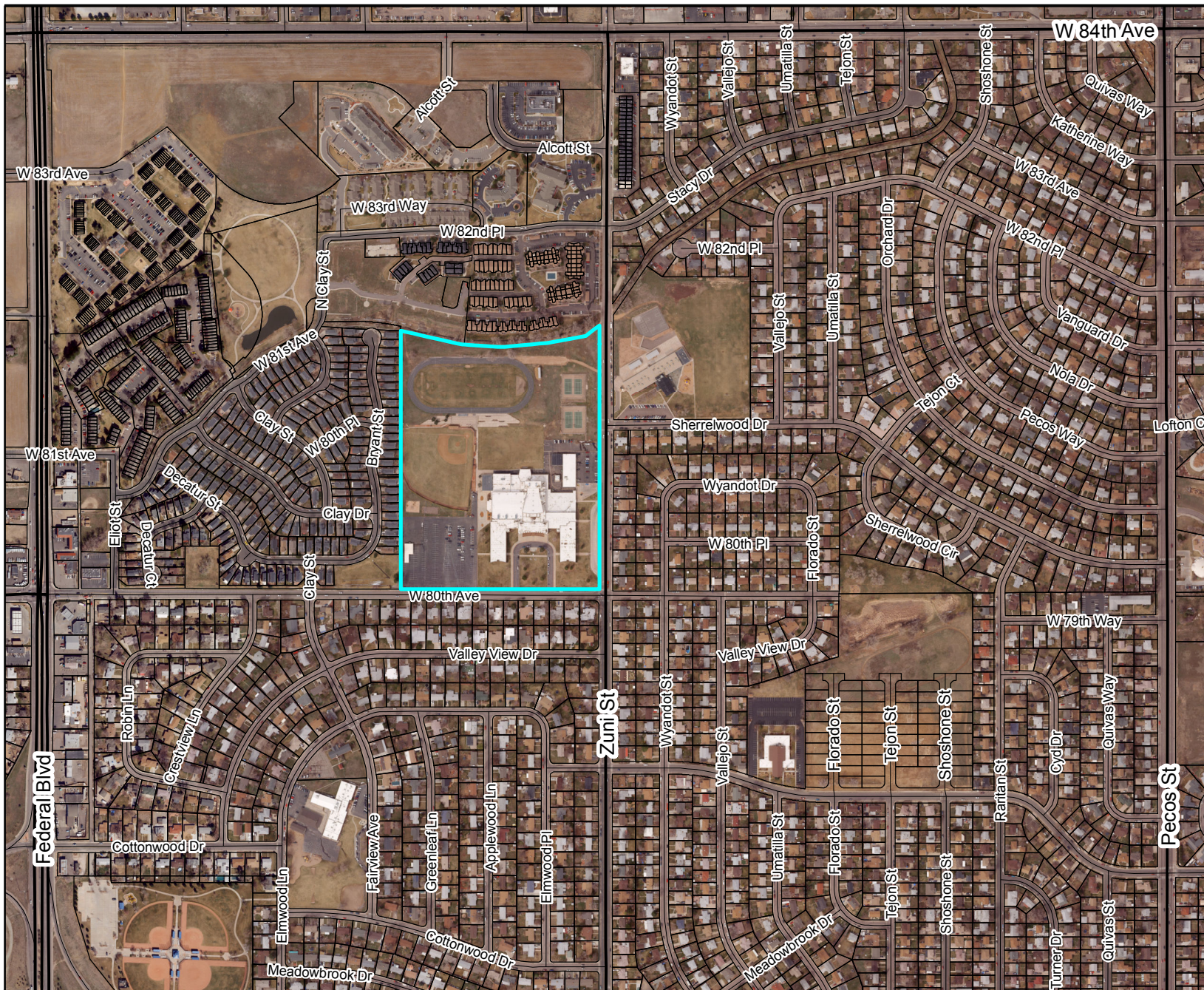
Metro Wastewater Reclamation

RTD

Westminster Fire Department

Westminster School District #50





## LEGEND

- ★ Special Zoning Conditions
- 3 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

City of Westminster Lift Station

RCU2017-00021

Exhibit 2.1



For display purposes only.



ADAMS COUNTY  
COLORADO

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











### 80<sup>th</sup> Avenue Lift Station-Explanation of the Project

The City of Westminster (City) owns and maintains a sewage pumping station located at West 80th Avenue and Clay Street in the Little Dry Creek drainage basin. A sewage pumping station is also called a lift station as it collects sewage that flows by gravity to a low point and pumps the sewage to a larger sewage collection pipe where it is carried to a wastewater treatment facility.

The existing lift station was constructed in 1987 to serve 218 single family homes in the Shadow Ridge subdivision. Replacing the 80<sup>th</sup> and Clay Lift Station is a priority for the City because its current components are 30 years old and at the end of their useful life. The service area for the new lift station will remain the same as the service area for the existing lift station. No additional flow for future growth is anticipated.

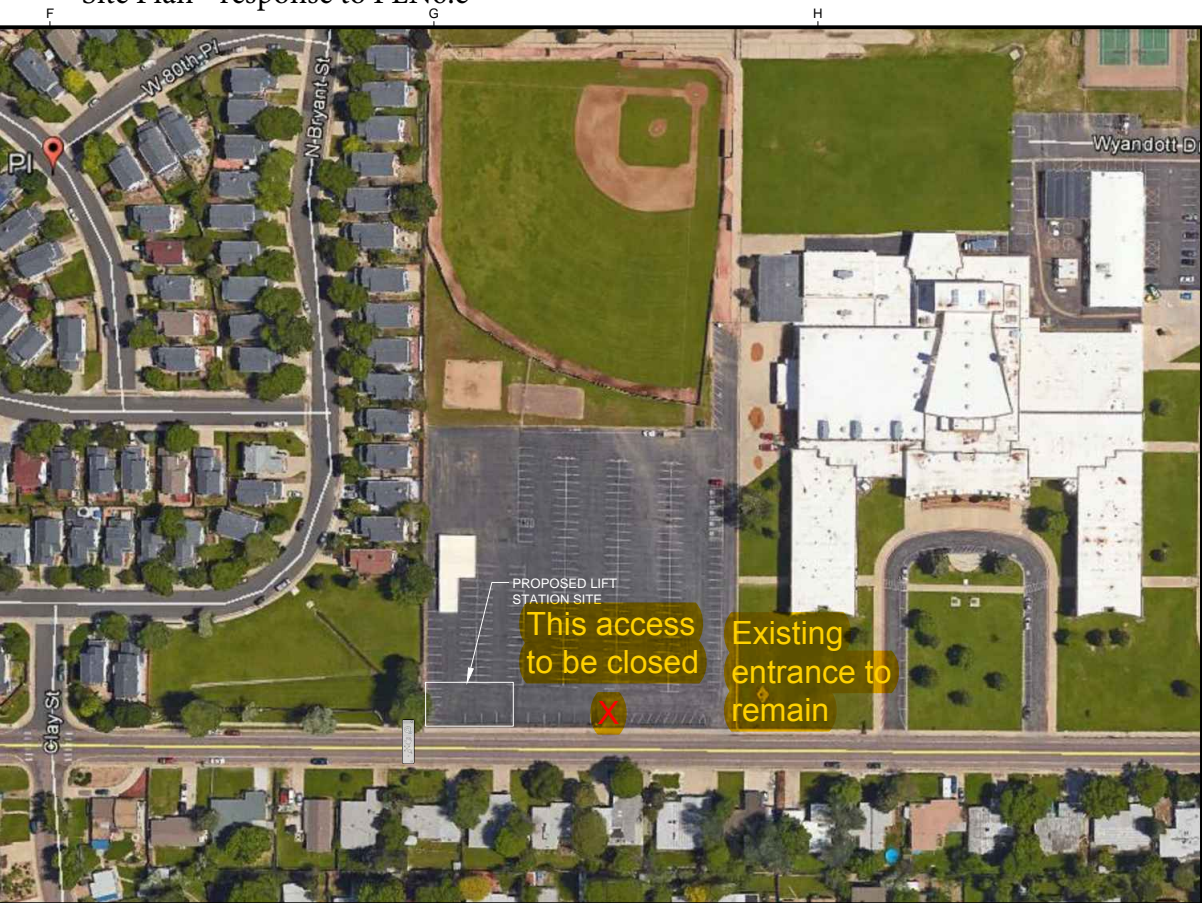
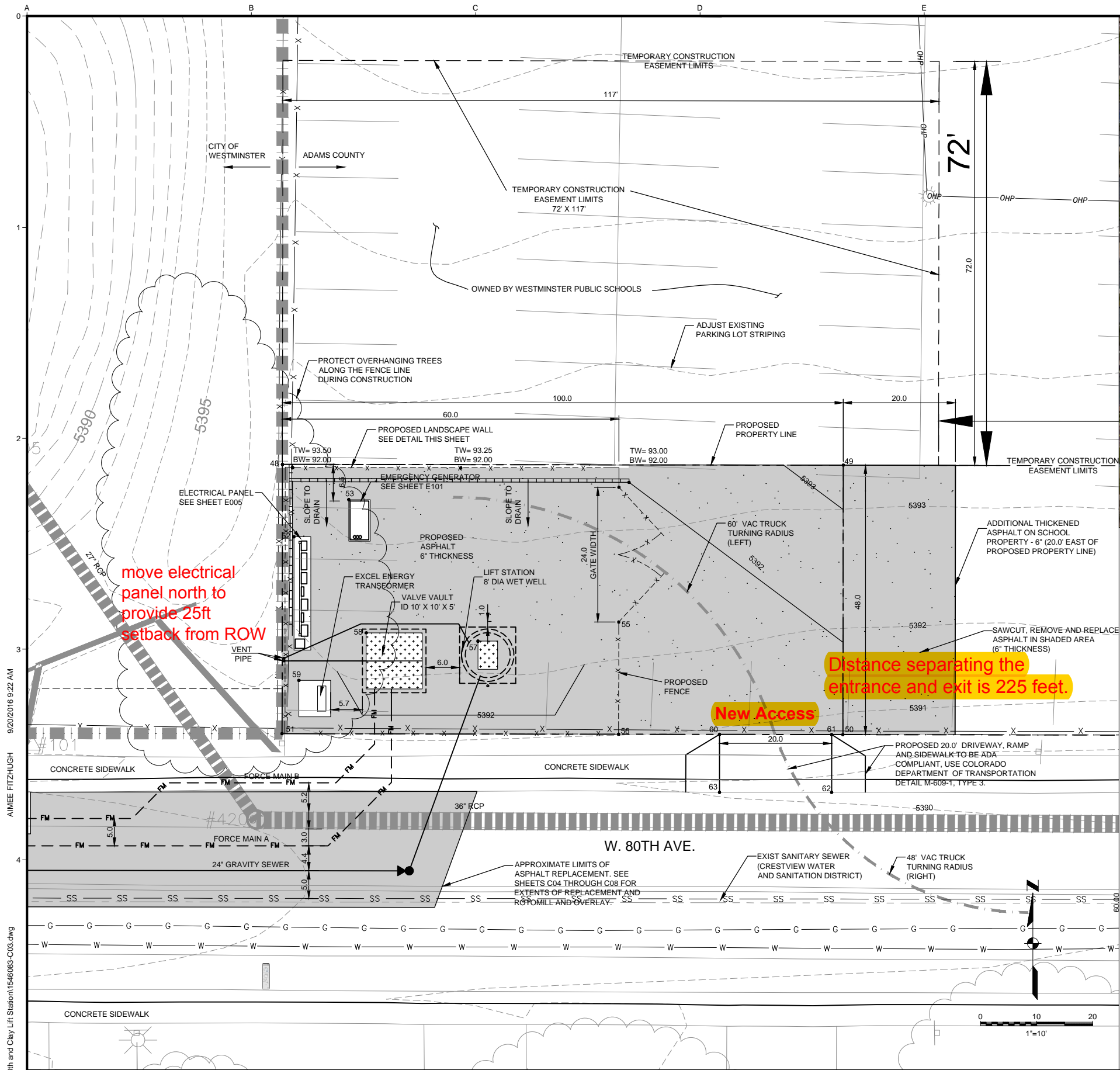
Following a rigorous site selection analysis that considered hydraulics, constructability, site safety, and operations and maintenance, it was concluded that the optimal location is the south west corner of Westminster Public School's Ranum Middle School parking lot. A parcel of land totaling 4,800 square feet plus temporary construction easement is required to successfully construct the lift station. Associated sewer and forcemains will be installed in right of way and along current pipeline routes in 80<sup>th</sup> Avenue.

The City's desire is to improve access, operation, and maintenance to its lift station, and to maximize safety for City crews and residents. Low impact to neighbors is also important. The lift station is composed of a below grade wet well with pumps, a below grade valve vault, electrical panels installed at grade, an emergency backup generator with a hospital grade enclosure for noise mitigation, a carbon filter odor control system on vent pipes, and an attractive fence enclosure. A new 480v, 3 phase power transformer will be installed by Xcel Energy. The mechanical components of the new lift station, including the pumps, have the same capacity as the existing lift station.

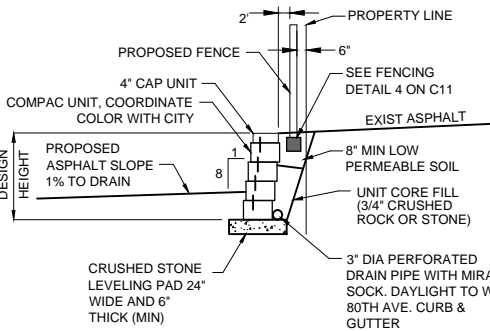
At the Ranum site, City vehicles will pull off 80<sup>th</sup> Avenue when conducting maintenance and operations work. The street and sidewalk will not be blocked during the work to create a safer site for both City Staff and residents.

The City successfully completed permitting steps with the Colorado Department of Health and Environment (CDPHE). The Site Application is approved which included review and signature by Adams County, Tri-County Health Department, and Metro Wastewater Reclamation District. The City completed a required 2-week public notification process by posting a sign at the site from August 25 to September 9, 2016. CDPHE will approve the project for construction when the City is in control of the land.

### **Exhibit 3.1**



- NOTES:
1. THE TEMPORARY CONSTRUCTION EASEMENT LIMITS SHOWN ARE THE ONLY ACCEPTABLE LAY-DOWN, OR STORAGE AREAS.
  2. FOR PAVEMENT REPLACEMENT WITHIN TRENCH LIMITS, THE BOTTOM LIFTS SHALL BE GRADING S ASPHALT. THE TOP 2-INCHES SHALL BE GRADING SX ASPHALT.
  3. CONTRACTOR TO REPAIR ALL TRAFFIC SIGNAL WIRES DAMAGED DURING TRENCHING AND PAVING OPERATION.
  4. MINIMUM WIDTH OF STREET CUTS SHALL BE 2 FEET.
  5. FOR PAVEMENT REPLACEMENT WITHIN TRENCH LIMITS, CONTRACTOR TO SAW CUT, REMOVE, AND REPLACE 24" OF ASPHALT BEYOND THE TRENCH WALL ON EACH SIDE.
  6. FOR PAVEMENT RESTORATION IN ADAMS COUNTY REFER TO ADAMS COUNTY DEVELOPMENT STANDARDS & REGULATIONS.
  7. CLOSEST CITY HYDRANT IS LOCATED NEAR 80TH AVE. AND CLAY ST. APPROXIMATELY 600 FEET AWAY.
  8. EXTENT OF TEMPORARY CONSTRUCTION EASEMENT IS SHOWN ON SHEET C04.
  9. FENCE SHALL BE AMERISTAR FENCE PRODUCTS INC. AGEIS PLUS, COLOR BLACK (8' HEIGHT).



MODULAR CONCRETE  
LANDSCAPE WALL  
(NTS)

1  
C03

Point Table			
Point #	Raw Description	Northing	Easting
48	NW PROPERTY CORNER	1185978.0251	3135984.8479
49	NE PROPERTY CORNER	1185977.8831	3136084.8478
50	SE PROPERTY CORNER	1185929.8584	3136084.7796
51	SW PROPERTY CORNER	1185930.0252	3135984.7797
52	ELECTRICAL PANEL	1185965.1129	3135986.9002
53	EMERGENCY GENERATOR	1185971.7451	3135996.6676
54	PROPOSED GATE	1185975.9399	3136044.8450
55	PROPOSED GATE	1185951.9399	3136044.8109
56	FENCE	1185929.9400	3136044.7797
57	NW CORNER OF WET WELL HATCH	1185946.5152	3136019.7007
58	NW CORNER OF VALVE VAULT HATCH	1185947.9902	3135999.7840
59	EXCEL ENERGY TRANSFORMER	1185939.5209	3135987.7840
60	PROPOSED DRIVE	1185929.8860	3136062.7796
61	PROPOSED DRIVE	1185929.8617	3136082.7796
62	PROPOSED DRIVE	1185919.5809	3136082.7796
63	PROPOSED DRIVE	1185919.5747	3136062.7796

Exhibit 3.2

USE OF DOCUMENTS THIS DOCUMENT, INCLUDING THE INCORPORATED DESIGNS, IS AN INSTRUMENT OF SERVICE FOR THIS PROJECT AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF KENNEDY/JENKS CONSULTANTS ©.	NO.	REVISION	DATE	BY	DESIGNED ATF	DRAWN ATF	CHECKED LJS	CITY OF WESTMINSTER WESTMINSTER, COLORADO <b>80TH AND CLAY LIFT STATION</b>  Kennedy/Jenks Consultants® LAKEWOOD, COLORADO	SITE PLAN          <b>FOR BID</b>	FILE NAME 1546083-C03 JOB NO. 1546083*00 DATE SEPT 2016 SHEET <b>C03</b> OF 26



Figure 2 of 3 - Westminster Public School's Ranum Middle School Parking lot and  
Proposed Location for the new 80<sup>th</sup> & Clay Lift Station

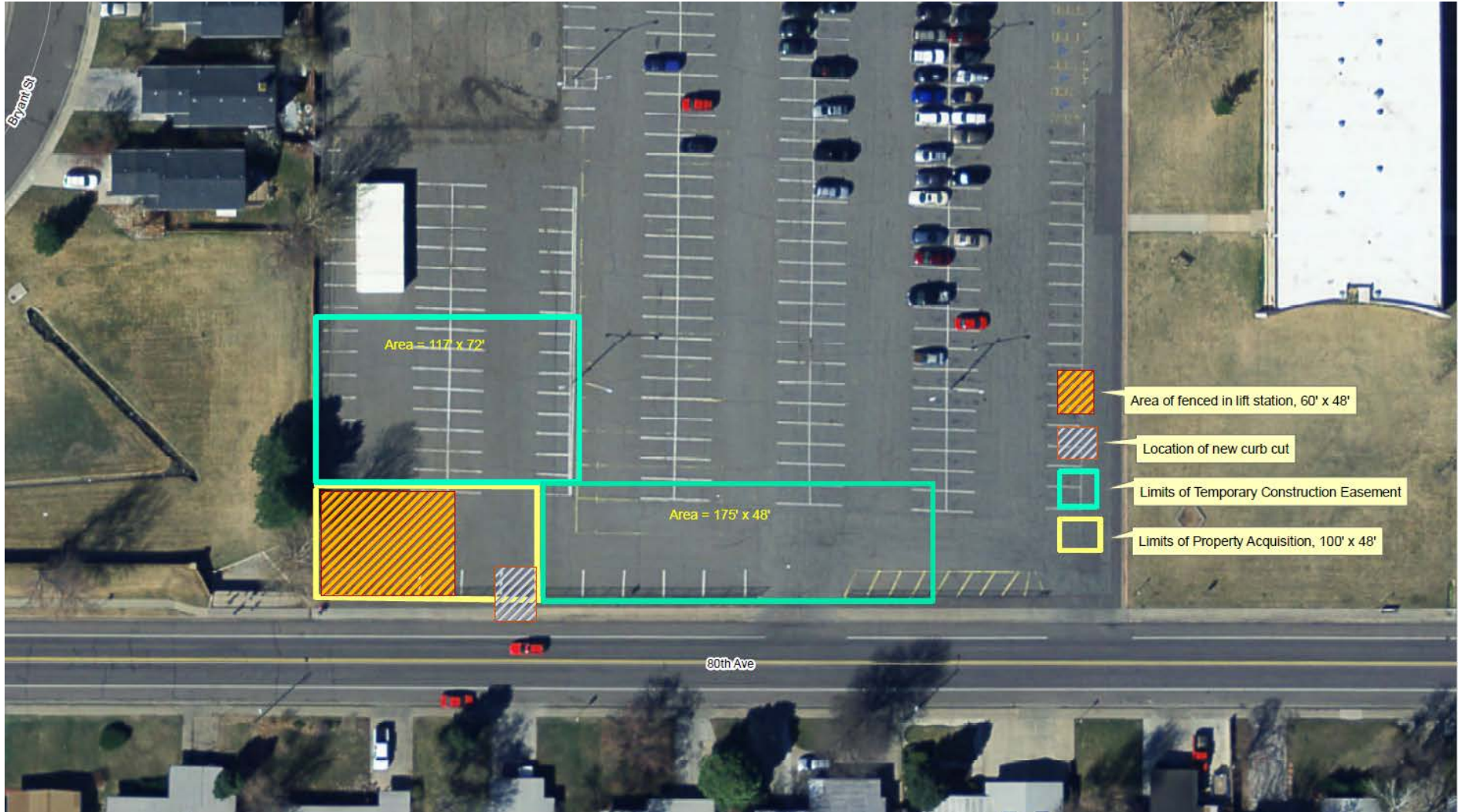


Exhibit 3.2







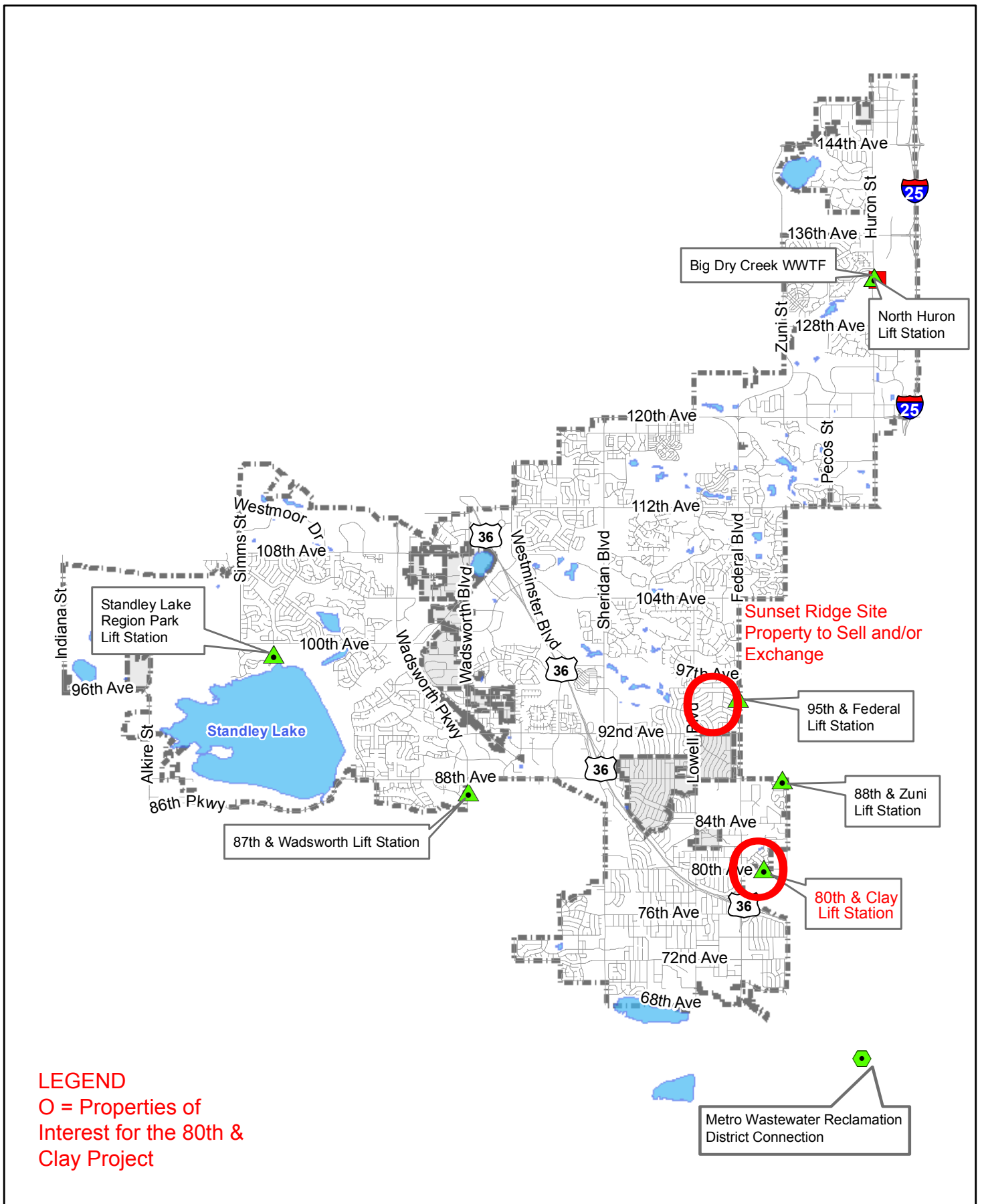


Figure 1 of 3 - Map Showing All City Lift Stations and the Properties of Interest for the 80th & Clay Project

Exhibit 3.3

## Detailed Responses to Chapter 02 – Application and Permitting Procedures

### 2-02-08-05.9 Conditions of Approval item c.

Traffic. The traffic anticipated at the proposed lift station site includes the following City vehicles the visit the site to conduct operations and maintenance.

City of Westminster Vacator Truck (Vac Truck) visits the site on a quarterly basis to clean the wet well. During the cleaning approximately three other City vehicles are on site with staff. The photo below shows the vac truck. The cleaning operation takes approximately four hours.



Other City vehicles conduct routine maintenance on a weekly basis, usually Thursdays or Fridays for approximately one hour. The City vehicle is a pickup with a utility bed and flashing yellow safety lights.

Should equipment malfunction City staff will respond by bringing technical staff and equipment to resolve the problem.

Improvements to pedestrian, bicycle, and vehicular circulation. Improvements to safety of staff, pedestrian, bicycle, and vehicular circulation is one of the primary reasons for relocating the facility. At the proposed site, City vehicles and staff will be able to pull completely off 80th Avenue and onto the site. With City staff and vehicles out of the right of way, off the sidewalk, and away from residents, school kids, bicycles, everyone in the vicinity of the lift station will be safer. At the existing lift station site there is no room for City vehicles to pull out of the right of way so staff and pedestrians intermix on the side walk or in the street.

Vehicular circulation in the Ranum School parking lot will be improved. The existing parking lot entrance will be maintained. The existing exit will be closed and moved west to a new exit



closer to the proposed lift station. Separating the entrance from the exit will improve traffic flow in the parking lot. This improvement came out of City and Westminster Public School discussions.

Nuisance Mitigation. The design of the lift station includes mitigating noise, light, and odors. The emergency back-up generator will be equipped with a hospital grade enclosure. The enclosure is an attractive, and sound muffling cover over the generator. At 20 feet distance from the enclosure, sound will be no greater than average traffic along 80th Avenue.

Light at the lift station facility consists of a single dark-sky light that casts light downward and centered over the electrical panels. It will be equipped with a motion detector and will illuminate on detection or manual switch.

Odors associated with the lift station will be mitigated by carbon filters attached to the ends of air vents extending from the valve vault and wet well. The vents will run west towards the fence line. The photo below shows an example from the City's 95th & Federal Lift Station. The candy cane shaped vent piping is equipped with carbon filters for odor control.



Protection of the Surrounding Environment. The proposed lift station has three redundant systems in place to protect the surrounding environment. The City monitors the activity of the three redundant systems using fiber optic communications. The first system is the below ground wet well that is equipped with two pumps. Each pump has the capacity to pump out sewage based on peak flows. The second pump will automatically operate if the first pump fails.

The second system is emergency overflow storage contained in approximately 400 feet in a buried large diameter pipe. The storage is used in case of pump failure.

The third system is an emergency backup generator. If power to the site fails, the emergency backup generator will start. The generator is sized to run all equipment requiring electricity at the site.

The triple redundant systems meet or exceed CDPHE requirements and will protect the surrounding environment.

Fencing and Site Protection. The project design includes ornamental fencing surrounding the site. The photo below shows the proposed fencing installed at a City site. In the City's experience, we are extremely cautious about screening. Screening has provided a hiding place for people who are intent on causing harm to others or to equipment. Solid screening has provided a hard surface for graffiti.

In addition, a security camera will be mounted above the single dark-sky light to further discourage vandalism.







## WESTMINSTER

Sally Gould  
7902 Zuni Street  
Denver, CO 80221

July 27, 2017

Re: RCU2017-00021, email comment dated July 22, 2017

Dear Ms. Gould,

Thank you for emailing your comments about the proposed project at 2401 West 80th Avenue. This is a City of Westminster project to relocate an existing sewage pumping station to the southwest corner of the Ranum Middle School parking lot. The facility will move approximately 500 feet east of its current location.

The City's goal with this project is to replace aging infrastructure and increase safety of residents, students, drivers, bicyclers, and City Staff. In plain terms, the impact to the neighborhood will be improved safety.

Improvements to safety of residents, staff, pedestrian, bicycle, and vehicle circulation is one of the primary reasons for relocating the facility. At the proposed site, City vehicles and staff will be able to pull completely off 80th Avenue and onto the site. With City staff and vehicles out of the right of way, off the sidewalk, and away from residents, school kids, bicycles, everyone in the vicinity of the lift station will be safer. At the existing lift station site there is no room for City vehicles to pull out of the right of way so staff and pedestrians intermix on the sidewalk or in the street.

Noise and odor mitigation at the pumping station are central to the design. The emergency back-up generator will be equipped with an attractive, sound-muffling enclosure. Standing on the sidewalk at a distance of more than 25 feet from the generator, the noise level will be similar to normal conversation. The generator will run one hour per week for testing purposes. During an emergency, the generator will run until the emergency is resolved.

Odors from the pumping station are minimized with the use of carbon filters that absorb and capture odors and prevent them from escaping into the surrounding air. The relocated facility is the same size as the existing facility so no increased odors are anticipated. When the facility is opened for cleaning, four times per year for four hours each time, the odors may be more noticeable in the immediate area for a short duration.

For more information about the project, please call or email Julie Koehler, Senior Engineer and Project Manager, at [jkoehler@cityofwestminster.us](mailto:jkoehler@cityofwestminster.us) or 303-658-2178.

Thank you,

Julie Koehler, Project Manager

cc. Emily Collins, Case Manager, Adams County

## CITY OF WESTMINSTER

### PERMANENT AND TEMPORARY EASEMENT AND AGREEMENT

THIS EASEMENT AND AGREEMENT is made and entered into this 9<sup>th</sup> day of May, 2017, by and between Westminster Public Schools, a Colorado school district, ("Grantor"), whose legal address is 6933 Raleigh St., Westminster, CO 80030 and the City of Westminster, Colorado ("City"), a Colorado municipality, whose legal address is 4800 West 92nd Avenue, Westminster, CO 80031.

#### **I. CONVEYANCES OF REAL PROPERTY**

For and in consideration of the sum of thirty-six thousand seven hundred and twenty-five dollars (\$36,725.00), the receipt and adequacy of which is hereby acknowledged, Grantor, subject to the Terms and Conditions set forth below, hereby grants and conveys to the City, its successors and assigns, the following real property interests:

**A. Permanent Easement.** A permanent easement to install, operate, maintain, repair, reconstruct, replace, inspect and remove, at any time and from time to time, a sewage pumping station, electrical gear, and associated site amenities such as fencing, lighting, and other features, including all underground and surface appurtenances thereto (hereinafter called "City Improvements"), and to improve and maintain a suitable slope or grade, if necessary, together with a right-of-way for access on, along, and in all of the hereinafter described easement across those certain lands which are situated in the County of Adams, State of Colorado, being described more fully on Exhibit A, attached hereto and by this reference made a part hereof (the "Permanent Easement"). The Grantor further grants to the City:

1. The right of ingress to and egress from said Permanent Easement over and across adjacent lands of the Grantor by means of roads, lanes, and parking lots existing thereon; provided, that if any portion of said lands is or shall hereafter be subdivided, and dedicated roads or highways on such portion shall extend to said Permanent Easement, this right of ingress and egress on said portion shall be confined to such dedicated roads and highways, or other comparable access;

2. The right to mark the location of said easements by suitable markers set in the ground or painted on the surface of the asphalt; provided that permanent markers shall be placed in locations which will not interfere with any reasonable use Grantor may make of said Permanent Easement.

#### **B. Temporary Construction Easement.**

1. Term and Rental. A temporary construction easement as described in Exhibit B, attached hereto and by this reference made a part hereof, (the "Temporary Easement"). The Temporary Easement shall be for an original term of seven consecutive months and shall begin thirty (30) days after the City gives written notice to the Grantor that the Temporary Easement is

needed for construction purposes. The Grantor also grants to the City the option to extend the Temporary Easement for a period not to exceed one year after the initial term. If the Temporary Easement is so extended, the City shall pay the Grantor the sum of four hundred and ninety-one dollars (\$491.00) for each month that the City or its contractor occupies the Temporary Easement beyond the original term stated herein. As a condition of the granting of this Temporary Easement, the City covenants and agrees to restore said lands within said easement, including landscaping, fences, asphalt parking lot or other improvements to a level comparable to the original condition.

2. Scope. The Temporary Easement may be used to provide construction staging, deliver and store materials, maneuver equipment, and for other uses incidental to the construction of the City Improvements within the Permanent Easement and any fee parcels owned or possessed by the City.

## **II. TERMS AND CONDITIONS**

Grantor and the City agree that the Easements granted to the City above are made and shall remain subject to the following Terms and Conditions for so long as such interests may exist:

### **A. Improvements within Easements.**

1. Grantor shall not construct or place any structure or building, fence, street light, power pole, yard light, mail box or sign, temporary or permanent, or shrub, tree, woody plant or nursery stock of any kind ("Obstructions") on any part of the Permanent Easement, or on the Temporary Easement during its term, if the same in any way impairs the City's rights of access, without the City's express written approval, which shall not be unreasonably withheld.

2. Any Obstructions situated on any of the easements without City approval shall be removed by the Grantor or Grantor's successor upon written demand by the City. If the Grantor does not remove the Obstruction within a reasonable time, the Obstruction may be removed by the City without liability for damages arising therefrom.

### **B. Subjacent and Lateral Support; Earth Cover.**

Grantor shall take no action which would impair or in any way modify the earth cover over, or the lateral or subjacent support for, the aforementioned City Improvements within the Permanent Easement without obtaining the specific written permission of the City, which shall not be unreasonably withheld.

### **C. Rights Reserved by Grantor; Exclusivity of Permanent Easement.**

1. Subject to paragraphs II.A. and II.B. above, Grantor hereby retains the right to the undisturbed use and occupancy of so much of the property that has been made subject to the Permanent and Temporary Easements, insofar as such use and occupancy is consistent with and does not impair any rights granted to the City respecting the use of said easements; provided, however, the Grantor shall not grant a right to or otherwise permit anyone else to place any

facilities of whatsoever nature on the Permanent Easement without the express written approval of the City, which shall not be unreasonably withheld.

2. By this Easement and Agreement, Grantor intends to limit the use and extent of this grant to those City-owned facilities described in paragraph I.A., above. At any future date, if the City no longer requires the use of the Permanent Easement for the specific purpose of a sewage pumping station, this easement shall automatically expire and all interest therein shall revert immediately to the Grantor. In the event the City no longer requires City Improvements located on the Permanent Easement, it shall remove said improvements and restore the land to its original condition.

**D. Grantor's and Signatory's Warranty of Title and Authority.**

1. Grantor warrants that Grantor has full right and lawful authority to convey the real property interests contained in the Permanent and Temporary Easements granted herein.

2. Covenant of Authority. The person or persons signing and executing this easement and agreement on behalf of each Party, do hereby warrant and guarantee that he/she or they have been fully authorized to execute this Agreement on behalf of the Party they purport to represent and to validly and legally bind such Party to all the terms, performances, guarantees and provisions herein set forth.

**E. Agreements Binding; Run with Grantor's Property.**

1. Each and every one of the benefits and burdens of this Agreement shall inure to the benefit of and be binding upon the respective legal representatives, heirs, executors, administrators, successors and assigns of the parties hereto.

2. The easements herein granted touch and concern the real property of the Grantor and shall be deemed covenants running with said property.

**F. Restoration.**

1. City shall restore the surface of any ground it may disturb in the course of exercising any of its rights under the Permanent Easement and Temporary Easement, to substantially the same condition that existed prior to such use by the City, subject only to the limitations set forth in this Agreement.

2. The City shall have a reasonable amount of time, not to exceed sixty days, to make any restorations required under paragraphs II. C. 2. and II. F. 1.

**G. Miscellaneous.**

1. The City shall have the right to assess the Grantor the cost of correcting conditions, created by the Grantor, that are in violation of this Agreement.

2. The parties hereto agree that neither has made or authorized any agreement with respect to the subject matter of this instrument other than expressly set forth herein and no oral representation, promise, or consideration different from the terms herein contained shall be binding on either party, or its agents or employees.

3. The City agrees that it shall be solely responsible for any improvements or changes to the property that may be required by the County, State or any other entity as a result of the Temporary or Permanent Easement and/or all activities associated with the Temporary or Permanent Easement. The City further agrees that it shall be solely responsible for obtaining and paying for any required permits associated with the Temporary or Permanent Easement. To the extent that the City needs the Grantor's authorization with regards to improvements or changes that may be required by the County, state or other entity as described in this paragraph, the Grantor agrees that so long as such authorization does not impair the Grantor's rights to ownership or use of any property or carry any financial burden, upon written request to the Grantor's Chief Operations Officer, the Grantor will provide the necessary authorization.

4. The City shall take appropriate safety measures to ensure the safety of all District students, parents and employees relate to the Easements, including but not limited to, ensuring that appropriate fencing around all construction sites and equipment is maintained at all times.

5. The City covenants that its contractor will not be permitted to conduct activities resulting in construction noise, such as concrete demolition, saw cutting of metal or concrete, and similar activities on the Ranum parking lot site, during the period that Colorado standardized testing is occurring. The District shall notify the City of the dates for the testing 30 days in advance of the testing dates.

6. This Agreement is contingent upon the City's transfer of the property described in Exhibit C, attached hereto and incorporated herein by reference, to the Grantor by Quit Claim Deed upon execution of this Agreement.



GRANTOR:

By:

(print name)

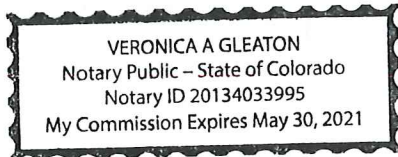
STATE OF COLORADO )  
) ss.  
COUNTY OF Adams )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of May, 2017,  
by Larry Dean Valente (name), the President of the Board of (title) Education  
of Westminster Public Schools (company).

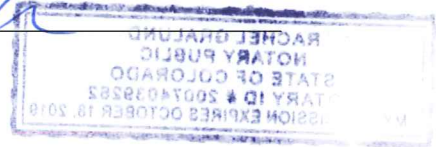
Witness my hand and official seal.

My commission expires: May 30, 2021

(S E A L)



Notary Public



Accepted by the

CITY OF WESTMINSTER

By: 

Donald M. Tripp, City Manager

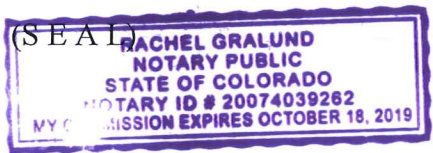
STATE OF COLORADO )

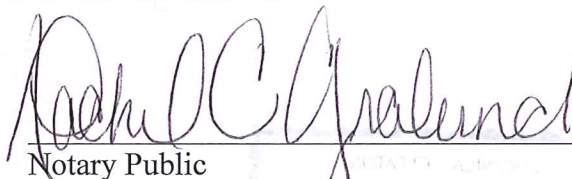
COUNTY OF Adams ) ss.

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2013 by Donald M. Tripp, the  
(name)  
City Manager of the City of Westminster.

Witness my hand and official seal.

My commission expires: 10/18/19



  
Notary Public

Approved as to legal form:

By: 

Office of the City Attorney



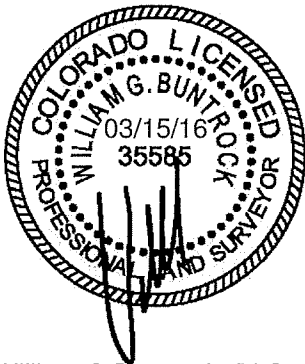
**Exhibit A**  
**Legal Description**

A Parcel of land being a portion of Block 126, Westminster Subdivision as recorded under Book 3 at Page 46 on August 26, 1891 original in the Arapahoe County Clerk and Records Office now in the Adams County Clerk and Records Office, lying in the Southeast Quarter of Section 29, Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, City of Westminster, County of Adams, State of Colorado, more particularly described as follows:

**Commencing** at the Southeast Corner of Section 29, being monumented with a 3.25" aluminum cap stamped PLS 37967 in range box, whence the South Quarter Corner of said Section 29, being monumented with a 3.25" aluminum cap stamped PLS 23053 in range box bears N 89°54'16" W, a distance of 2646.17 feet; Thence along the Southline of the Southeast Quarter of said Section 29, N 89°54'16" W, a distance of 955.35 feet; Thence N 00°04'53" E, a distance of 30.00 feet to the Southwest Corner of said Block 126, said corner also being the Southeast Corner of Tract C, Shadowridge at Briar Heights as Recorded under Reception No. B675711 of said Adams County Clerk and Records Office, said corner also being the **POINT OF BEGINNING**;

Thence along the westerly line of said Block 126, also being the easterly line of said Tract C, N 00°04'53" E, a distance of 48.00 feet; Thence departing said easterly and westerly line, S 89°54'16" E, a distance of 100.00 feet; Thence S 00°04'53" W, a distance of 48.00 feet to the southerly line of said Block 126, also being the northerly right-of-way line of West 80<sup>th</sup> Avenue; Thence along the southerly line of said Block 126, also being the said northerly right-of-way line, N 89°54'16" W, a distance of 100.00 feet to the **POINT OF BEGINNING**.

The above description contains 4,800.00 Square Feet or 0.11 Acres more or less.



William G Buntrock, PLS  
Colorado Licensed Land Surveyor No. 35585  
TRUE NORTH Surveying & Mapping, LLC  
TN 15119 80<sup>th</sup> and Clay Lift Station R1



NOTICE - According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

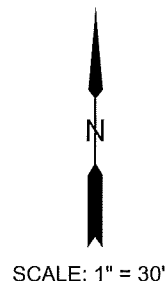
LIFT STATION

# EXHIBIT A

Page 2 of 2

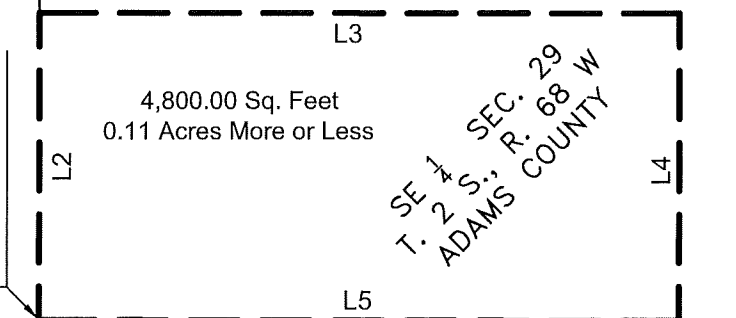
TRACT C  
SHADOWRIDGE AT BRIAR HEIGHTS  
REC. NO. B675711  
(FILE 16 MAP 456)

LINE	BEARING	DISTANCE
L1	N 00°04'53" E	30.00'
L2	N 00°04'53" E	48.00'
L3	S 89°54'16" E	100.00'
L4	S 00°04'53" W	48.00'
L5	N 89°54'16" W	100.00'



METES AND BOUNDS PARCEL OF LAND  
RECEPTION NO. UNKNOWN  
PART OF BLOCK 126, WESTMINSTER SUBDIVISION  
BOOK 3 PAGE 46 DATED AUGUST 26, 1891

POINT OF BEGINNING  
SOUTHWEST CORNER OF  
BLOCK 126, WESTMINSTER  
SUBDIVISION ALSO BEING  
THE SOUTHEAST CORNER  
OF TRACT C, SHADOWRIDGE  
AT BRIAR HEIGHTS



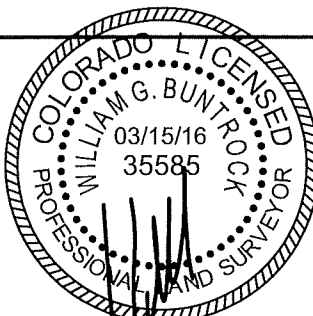
WEST 80TH AVENUE  
(60' ROW)

955.35'  
N 89°54'16" W 2646.17'

SOUTHLINE SE QUARTER SEC 29  
BASIS OF BEARINGS

FND: SOUTH QUARTER  
CORNER SECTION 29  
T2S R68W 6TH PM  
3.25" ALUMINUM CAP  
STAMPED PLS 23053  
IN RANGE BOX

POINT OF COMMENCEMENT  
FND: SOUTHEAST  
CORNER SECTION 29  
T2S R68W 6TH PM  
3.25" ALUMINUM CAP  
STAMPED PLS 37967  
IN RANGE BOX



DATE	03/15/16
DRAWN	BB
CHECKED	BB
APPROVED	BB
PROJECT NO.	TN 15119
HORZ. SCALE	1" = 30'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



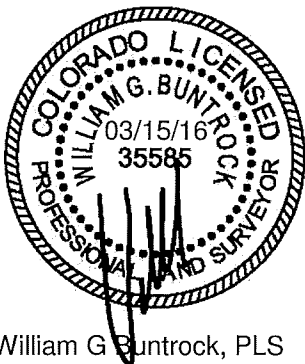
**Exhibit B**  
**Legal Description**

A Temporary Construction Easement being a portion of Block 126, Westminster Subdivision as recorded under Book 3 at Page 46 on August 26, 1891 original in the Arapahoe County Clerk and Records Office now in the Adams County Clerk and Records Office, lying in the Southeast Quarter of Section 29, Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, City of Westminster, County of Adams, State of Colorado, more particularly described as follows:

**Commencing** at the Southeast Corner of Section 29, being monumented with a 3.25" aluminum cap stamped PLS 37967 in range box, whence the South Quarter Corner of said Section 29, being monumented with a 3.25" aluminum cap stamped PLS 23053 in range box bears N 89°54'16" W, a distance of 2646.17 feet; Thence along the Southline of the Southeast Quarter of said Section 29, N 89°54'16" W, a distance of 955.35 feet; Thence N 00°04'53" E, a distance of 30.00 feet to the Southwest Corner of said Block 126, said corner also being the Southeast Corner of Tract C, Shadowridge at Briar Heights as Recorded under Reception No. B675711 of said Adams County Clerk and Records Office; Thence along the westerly line of said Block 126, also being the easterly line of said Tract C, N 00°04'53" E, a distance of 48.00 feet to the **POINT OF BEGINNING**;

Thence continuing along the westerly line of said Block 126, also being the easterly line of said Tract C, N 00°04'53" E, a distance of 72.00 feet; Thence departing said easterly and westerly line, S 89°54'16" E, a distance of 117.00 feet; Thence S 00°04'53" W, a distance of 72.00 feet; Thence S 89°54'16" E, a distance of 158.00 feet; Thence S 00°04'53" W, a distance of 48.00 feet to the southerly line of said Block 126, also being the northerly right-of-way line of West 80<sup>th</sup> Avenue; Thence along the southerly line of said Block 126, also being the said northerly right-of-way line, N 89°54'16" W, a distance of 175.00 feet; Thence departing said southerly line, N 00°04'53" E, a distance of 48.00 feet; Thence N 89°54'16" W, a distance of 100.00 feet to the **POINT OF BEGINNING**.

The above description contains 16,824.14 Square Feet or 0.39 Acres more or less.



William G Buntrock, PLS  
Colorado Licensed Land Surveyor No. 35585  
TRUE NORTH Surveying & Mapping, LLC  
TN 15119 80<sup>th</sup> and Clay Construction Easement R1

NOTICE - According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

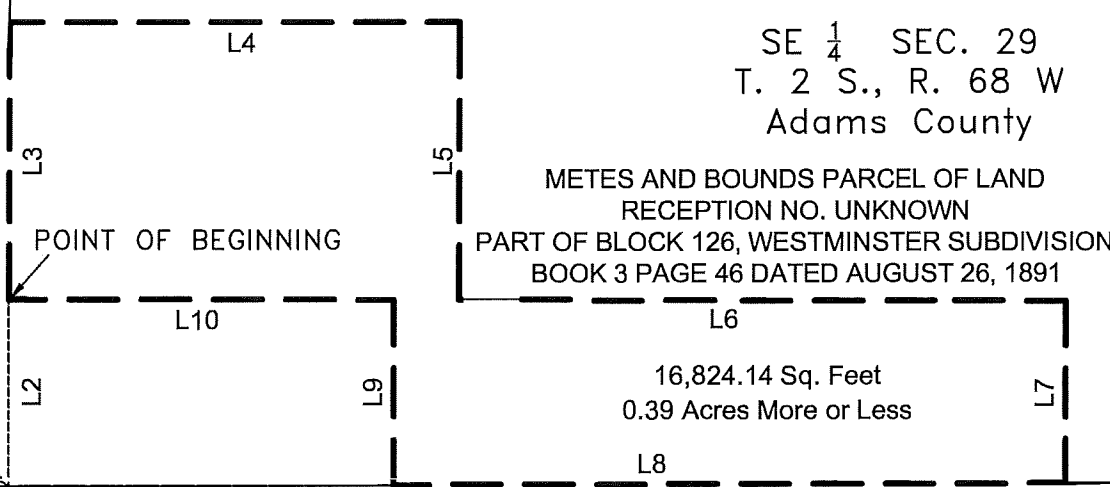
SOUTHWEST CORNER OF  
BLOCK 126, WESTMINSTER  
SUBDIVISION ALSO BEING  
THE SOUTHEAST CORNER  
OF TRACT C, SHADOWRIDGE  
AT BRIAR HEIGHTS

# EXHIBIT B

## Page 2 of 2

### TEMPORARY CONSTRUCTION EASEMENT

TRACT C  
SHADOWRIDGE AT BRIAR HEIGHTS  
REC. NO. B675711



WEST 80TH AVENUE  
(60' ROW)  
SOUTHLINE SE QUARTER SEC 29  
N 89°54'16" W 2646.17' BASIS OF BEARINGS

FND: SOUTH QUARTER  
CORNER SECTION 29  
T2S R68W 6TH PM  
3.25" ALUMINUM CAP  
STAMPED PLS 23053  
IN RANGE BOX

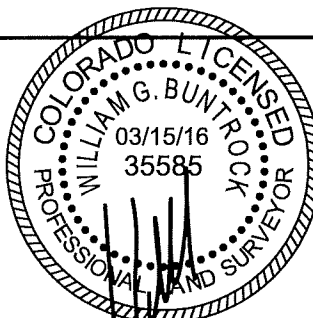
POINT OF COMMENCEMENT  
FND: SOUTHEAST  
CORNER SECTION 29  
T2S R68W 6TH PM  
3.25" ALUMINUM CAP  
STAMPED PLS 37967  
IN RANGE BOX

LINE	BEARING	DISTANCE
L1	N 00°04'53" E	30.00'
L2	N 00°04'53" E	48.00'
L3	N 00°04'53" E	72.00'
L4	S 89°54'16" E	117.00'
L5	S 00°04'53" W	72.00'
L6	S 89°54'16" E	158.00'
L7	S 00°04'53" W	48.00'
L8	N 89°54'16" W	175.00'
L9	N 00°04'53" E	48.00'
L10	N 89°54'16" W	100.00'



SCALE: 1" = 50'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



DATE	03/15/16
DRAWN	BB
CHECKED	BB
APPROVED	BB
PROJECT NO.	TN 15119
HORZ. SCALE	1" = 50'

**QUIT CLAIM DEED**

THIS DEED is dated May 9, 2017, and is made between the City of Westminster, Colorado ("Grantor"), a Colorado municipality, whose legal address is 4800 West 92nd Avenue, Westminster, CO 80031 and Westminster Public Schools, a Colorado school district, ("Grantee"), whose legal address is 6933 Raleigh St., Westminster, CO 80030.

**WITNESS**, that the Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, set and QUITCLAIM unto the Grantee and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the City of Westminster, County of Adams and State of Colorado, described as follows:

Adams County Parcel Number: 0171920208023

Account Number: R0048982

A parcel of land located in Sunset Ridge, Second Filing, Block 19, Lot 20 beginning at the southeast corner of Lot 19 then westerly approximately 486.5 feet to the southwest corner of Lot 12 then southerly a distance of 100 feet along the easterly line of Lots 9 and 10 of Block 19 of the Resubdivision of a Part of Sunset Ridge, 2<sup>nd</sup> Filing then easterly 120 feet then north 70 feet then easterly to the east line of said Lot 20, then northerly approximately 30 feet to the point of beginning.

**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, and the Grantee's heirs and assigns, forever.

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

CITY OF WESTMINSTER

By: 

Donald M. Tripp, City Manager

STATE OF COLORADO )  
 ) ss.  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2017, by Donald M. Tripp, the City Manager of the City of Westminster, Colorado.

Witness my hand and official seal.

My commission expires: 10/18/19



  
Notary Public





Hooker St

95th Ave

Figure of Sunset Ridge  
Property



## WESTMINSTER

May 3, 2017

Dr. Pamela Swanson  
Superintendent, Westminster Public Schools  
6933 Raleigh St  
Westminster, CO 80030

City of Westminster  
Office of the  
City Manager

4800 West 92nd Avenue  
Westminster, Colorado  
80031

303-658-2400  
FAX 303-706-3921

RE: Letter of Intent regarding Ranum easement and Sunset Ridge parcel

Dear Dr. Swanson,

Thank you for the opportunity to work cooperatively with Westminster Public Schools district in facilitating land acquisition for the City's public works project the 80<sup>th</sup> & Clay Lift Station Replacement to be located on the southern edge of the Ranum School property, abutting W. 80<sup>th</sup> Avenue

I have been advised by our project staff that agreement has been reached to grant the attached form of easement to the City of Westminster for which the City will reimburse the District the full appraised value of this parcel in the amount of thirty-six thousand seven hundred and twenty-five dollars (\$36,725.00). Additionally, the Westminster City Council has approved transferring that certain parcel of land owned by the City, presently located on the northern edge of the District's Sunset Ridge Elementary School property, to the District. A map depicting that parcel is also attached. The City would appreciate your scheduling the necessary approvals before the District's Board. Our representative can be present to answer any questions the Board may have.

Your signature below will confirm understanding of the agreement that has been reached between the City and the District. We look forward to completing this transaction in the near future. I have enclosed two copies of this letter for your convenience.

Sincerely,

Donald M. Tripp  
City Manager

Attachments: Form of easements agreement  
Map of additional property near Sunset Ridge Elementary





## WESTMINSTER

Acknowledged and agreed to:

Dr. Pamela Swanson  
Dr. Pamela Swanson

City of Westminster  
Office of the  
City Manager

4800 West 92nd Avenue  
Westminster, Colorado  
80031

303-658-2400  
FAX 303-706-3921



## COLORADO

### Department of Public Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

September 23, 2016

Julie Koehler  
City of Westminster  
4800 West 92<sup>nd</sup> Avenue  
Westminster, CO 80031

Subject: Site Location Approval No. ES.16.SA.02781  
City of Westminster - 80<sup>th</sup> and Clay (Shadow Ridge) Lift Station Replacement  
Associated Colorado Discharge Permit System (CDPS) No. CO0026638 (Metro  
Wastewater Reclamation District)  
Adams County

Dear Ms. Koehler:

The Water Quality Control Division (Division) has reviewed and evaluated the site location application package for the demolition of the Shadow Ridge Lift Station and construction of a new lift station designated as the 80<sup>th</sup> and Clay Lift Station. The facility is to be located as follows: SE ¼ of the SE ¼ of Section 29, Township 2S, Range 68W, Adams County. The lift station will discharge to a dual force main, before it joins with the existing collection system that ultimately conveys flow to the Metro Wastewater Reclamation District.

The site location application has been found to be in conformance with the Water Quality Control Commission's *Site Location and Design Approval Regulations for Domestic Wastewater Treatment Works*, 5 CCR 1002-22 (Regulation No. 22) and is approved. This site location approval addresses the following summary of the proposed design and the associated conditions:

1. Based upon application information, the lift station design will be for:  
Lift Station and dual Force Mains, approximately 1,550 lineal feet.
  - Hydraulic Design Capacity - 0.072 MGD (maximum month daily average flow)
  - Peak Hydraulic Capacity - 225 GPM (peak hourly flow/firm pumping capacity)

The design includes:

- Decommissioning and abandoning of the existing Shadow Ridge Lift Station.
  - Constructing a new lift station, new lift station pumps and associated dual 4-inch force main to connect to existing gravity conveyance, back-up power, new electrical and instrumentation (alarms and monitoring).
  - Odor controls in the form of carbon filters.
2. All biosolids must be handled and disposed of in accordance with all federal, state, and local requirements.
  3. The site location application included documentation of Westminster Public Schools intent to transfer the control of the lift station site to the City of Westminster. A copy of the deed or title to the property demonstrating control of the site must be submitted to the Division prior to the Division issuing final design approval.

### Exhibit 3.6





This site location approval does not constitute design approval for construction. In accordance with Regulation No. 22, Section 22.11(1), in addition to approval of the site location application, the applicant must obtain approval of the design of the treatment works from the Division prior to beginning construction.

This site location approval will expire on **March 23, 2018**. If construction has not commenced by this date, the approval will expire and a new application for site location approval may be required. Construction is defined as entering into a contract for, or for in-house work forces, initiation of any action towards the erection or physical placement of materials, equipment, piping, earthwork or buildings which are to be a part of a domestic wastewater treatment works.

In accordance with Regulation No. 22, Section 22.3(15), this site location approval is subject to appeal pursuant to the State Administrative Procedures Act.

This approval does not relieve the owner from compliance with all local, state, and federal regulations prior to construction nor from responsibility for proper engineering, construction and operation of the facility.

The Engineering Section is interested in gaining feedback about your experience during the engineering review process. We would appreciate your time to complete a Quality-of-Service Survey regarding your experience during the engineering review process leading up to issuance of this decision letter. The Engineering Section will use your responses and comments to identify strengths, target areas for improvement, and evaluate process improvements to better serve your needs. Please take a moment to fill out our survey at the following website: <http://fs8.formsite.com/cohealth/form627710151/index.html>.

If you should have any questions, please contact Paul Kim by phone at 303-692-3279 or via electronic mail at [paul.kim@state.co.us](mailto:paul.kim@state.co.us).

Sincerely,

Bret Icenogle, P.E.  
Engineering Section Manager  
Water Quality Control Division  
Colorado Department of Public Health and Environment

cc: Lisa Schwien, Project Manager Kennedy/Jenks Consultants  
Michael Weakley, Tri-County Health Department  
Catherine R. Gerali, District Manager, Metro Wastewater Reclamation District  
Doug Camrud, WQCD ES Engineering Review Unit, Unit Manager  
Paul Kim, WQCD ES Engineering Review Unit, Review Engineer  
Site Application File No. ES.16.SA.02781 | Discharge Permit File (CO0026638)

**From:** [Kim - CDPHE, Paul](#)  
**To:** [Lisa Schwien](#)  
**Cc:** [Koehler, Julie](#)  
**Subject:** Re: Westminster 80th and Clay Lift Station - Notification Sign 2 week period is over  
**Date:** Monday, September 12, 2016 6:58:52 AM

---

I should be able to complete the SA this month. I will not be able to release the final design approval until copies of the documents demonstrating legal control of the site (i.e. land acquisition, easement, etc.) are submitted to the Division.

On Fri, Sep 9, 2016 at 1:32 PM, Lisa Schwien <[LisaSchwien@kennedyjenks.com](mailto:LisaSchwien@kennedyjenks.com)> wrote:

Hi Paul,

The 2 week period for posting the sign at the Westminster site was over yesterday. Julie Koehler from the City of Westminster took the attached photo yesterday at 4:15. It's my understanding that you are able to move forward with your review of the site location application and PER now. Please let me know if you need anything else in order to do the review.

Can you please respond with an estimated completion date for your review of the site location application and PER? Also, how long do you expect your review of the final construction plans and Basis of Design Report will take once we submit them to you? Now that the land acquisition process is underway, the City would like to bid the project as soon as possible. They are reluctant to move forward too fast, however, until receiving review comments from you. Thanks for your understanding.

Lisa

---

**Lisa Schwien, P.E. | Project Manager**  
**[Kennedy/Jenks Consultants](#)**

143 Union Boulevard, Suite 600 | Lakewood, CO 80228  
P: [303.985.3636](tel:303.985.3636) | F: [303.985.3800](tel:303.985.3800) | Direct: [720.744.2215](tel:720.744.2215)

---

**From:** Lisa Schwien  
**Sent:** Thursday, August 25, 2016 9:46 PM  
**To:** '[paul.kim@state.co.us](mailto:paul.kim@state.co.us)'  
**Cc:** 'Koehler, Julie'  
**Subject:** Westminster 80th and Clay Lift Station - Notification Sign Posted  
**Importance:** High

Hi Paul,

Per our phone conversation a few weeks ago, I am sending you a photo of the notification sign posted at the new lift station site for the City of Westminster. Julie Koehler, the City's project manager, and I mounted the sign today (8/25/16). I will send you another photo of the sign after the 2-week posting period is over. Please let me know what your schedule looks like for review of this project. Call me if you have any questions.

Thanks, Lisa

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**Lisa Schwien, P.E.** | Project Manager  
**[Kennedy/Jenks Consultants](#)**

143 Union Boulevard, Suite 600 | Lakewood, CO 80228  
P: [303.985.3636](tel:303.985.3636) | F: [303.985.3800](tel:303.985.3800) | Direct: [720.744.2215](tel:720.744.2215)

--

Paul Kim, P.E.  
Senior Review Engineer  
Engineering Section



4300 Cherry Creek Drive South, Denver, CO 80246  
P 303.692.3279 | F 303.782.0390

[paul.kim@state.co.us](mailto:paul.kim@state.co.us) | [www.colorado.gov/pacific/cdphe](http://www.colorado.gov/pacific/cdphe)

24-hour Environmental Release/Incident Reporting Line: 1.877.518.5608



Colorado Department  
of Public Health  
and Environment

## Water Quality Control Division Engineering Section

4300 Cherry Creek Drive South, B2  
Denver, Colorado 80246-1530  
[CDPHE.WQEngReview@state.co.us](mailto:CDPHE.WQEngReview@state.co.us)  
303-692-6298

### Regulation 22 Application Form

#### Section 22.7 of Regulation 22: Interceptor Sewers Not Eligible for Certification and Lift Stations

A. Project and System Information						
System Name	City of Westminster					
Project Title	80th and Clay Lift Station Replacement					
County	Adams					
Date Fee Paid or payment attached		Invoice Number and Check Number				
Design Company Name	Kennedy/Jenks Consultants					
Design Engineer	Lisa Schwien, P.E.	CO License Number	39392			
Address	143 Union Boulevard, Suite 600 Lakewood, CO 80228					
Email	LisaSchwien@kennedyjenks.com					
Phone	720-744-2215	Fax	303-985-3800			
Applicant / Entity	City of Westminster					
Representative Name/Title	Julie Koehler, P.E.					
Address	4800 West 92nd Avenue Westminster, CO 80031					
Email	jkoehler@cityofwestminster.us					
Phone	303-658-2178	Fax				
B. Project Information						
Location (existing or proposed site)			Proposed Project Capacity			
Brief location description	Proposed Site: 2401 West 80th Avenue Denver, CO 80221 (SW corner school parking lot)		Maximum Month Average Hydraulic Capacity in million gallons per day (MGD)	0.072 MGD		
Legal Description (e.g., Township, Range)	SE 1/4 of Section 29, T 2 S, R 68 W of the 6th Principal Meridian		Peak Hour Hydraulic Capacity in million gallons per day (MGD)	Design pumping rate 0.324 MGD		
County	Adams		Organic Capacity (lbs. BOD <sub>5</sub> /day) – Treatment Facility Only	N/A lbs. BOD <sub>5</sub> /day		
Latitude	39°50'30.75" N					
Longitude	105°01'07.50" W					
Funding Process	Will a State or Federal grant or loan be sought to finance any portion of the project (e.g., State Revolving Fund)?		No	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	If yes, please list project number
Project Schedule and Cost Estimate						
Estimated Bid Opening Date	September 2016					
Estimated Completion Date	Spring/Summer 2017					
Estimated Project Cost	\$2,500,000					

### Regulation 22 Application Form

#### Section 22.7 of Regulation 22: Interceptor Sewers Not Eligible for Certification and Lift Stations

<b>Project and System Information</b>	
Project Title	80th and Clay Lift Station Replacement
System Name	City of Westminster
County	Adams
<b>Interceptor/Lift Station Design Information</b>	
1.	a) Name and address of wastewater treatment facility providing treatment (Receiving wastewater facility must fill out "Receiving Wastewater Entity Certification" ) Metro Wastewater Reclamation District, 6450 York Street, Denver, CO 80229
<b>Site Information</b>	
2.	<b>Vicinity maps of facility location which includes the following:</b> a) 1 mile radius map: habitable buildings, location of public and private potable water wells, an approximate indication of the topography, and neighboring land uses An aerial map showing the service area, the location of the existing lift station, the location of the proposed lift station, and surrounding buildings/land uses is enclosed. A map showing the location of possible water wells is enclosed.
3.	<b>Site Location Zoning</b> a) Present zoning of the site location? Public b) Zoning within a one (1) mile radius of the site? For New Lift Stations Only. Public, residential
4.	<b>Floodplain or Natural Hazards</b> a) Is the facility located in a 100-year floodplain or other natural hazard area? If so, what precautions are being taken? No b) Has the floodplain been designated by the Colorado Water Conservation Board, Department of Natural Resources or other agency? If so, please list agency name and the designation. N/A
5.	<b>Land Ownership</b> a) Who owns the land upon which the facility will be constructed? Please attach copies of the document(s) creating authority for the applicant to construct the proposed facility at this site. Adams County School District No. 50 currently owns the land where the new lift station will be constructed. The City of Westminster will purchase a parcel 110' x 48'. This process is underway.
<b>Lift Station Facility Only</b>	
6.	Please describe the period during which service area build-out will occur. Build-out of the service area is complete. No future development will occur.
7.	Please describe the flows expected in the first five years and ten years of operation. Pumps are sized for peak flows of 225 gpm. This matches the pump capacity of the lift station.
8.	Will the proposed lift station replace an existing lift station? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please describe the current flows and loadings that will be switched to the proposed lift station.



	The size of the new lift station will match the size of the existing lift station. Flows into the new lift station will remain the same as the flows into the existing lift station.
9.	<p>Describe emergency back-up system in case of lift station and/or power failure.</p> <p>The lift station is designed with two pumps, both of which are sized to accommodate 100% of peak flows into the station. If one of the pumps were to fail, the second pump would provide full capacity pump operations until the other pump is replaced or repaired. In the event that both pumps fail, one (1) hour of overflow storage at peak flow will be provided in the gravity sewer main to the lift station. The existing Crestview Water &amp; Sanitation District overflow connection will remain in place as a secondary option for emergency overflows. Finally, a bypass connection will be provided in the meter/valve vault so bypass pumping can be performed from the wet well to the force main if necessary. In the event of a power failure, the new diesel-powered emergency generator will provide power to the site.</p>

## Project Information

- |     |  |
|-----|--|
| 10. | a) What entity is financially responsible for the construction of the facility?                                      |
|     | City of Westminster  |
| 11. | a) What entity has the financial responsibility for owning and long term operating expense of the proposed facility? |
|     | City of Westminster  |
| 12. | a) What entity has the responsibility for managing and operating the proposed facility after construction?           |
|     | City of Westminster  |

### Additional Factors

- |     |  |
|-----|--|
| 13. | Please identify any additional factors that might help the Water Quality Control Division make an informed decision on your site location application. |
|     |  |



## Water Quality Control Division Engineering Section

4300 Cherry Creek Drive South, B2  
Denver, Colorado 80246-1530  
[CDPHE.WQEngReview@state.co.us](mailto:CDPHE.WQEngReview@state.co.us)  
303-692-6298

Colorado Department  
of Public Health  
and Environment

### Applicant Certification and Review Agencies Recommendation

#### Section 22.7 of Regulation 22: Interceptor Sewers Not Eligible for Certification and Lift Stations

A. Project and System Information	
System Name	City of Westminster
Project Title	80th and Clay Lift Station Replacement
County	Adams

#### 1. Applicant Certification

I certify that I am familiar with the requirement of *Regulation 22 - Site Location and Design Approval Regulations for Domestic Wastewater Treatment Works*, and have posted the site in accordance with the Regulations. An engineering report, as described by the regulations, has been prepared and is enclosed.

Applicant Legal Representative (e.g. Public Works Director)	Date	Typed Name	Signature
Public Works Director		Max E. Kirschbaum	

The system legal representative is the legally responsible agent and decision-making authority (e.g. mayor, president of a board, public works director, owner). The Consulting Engineer is not the legal representative and cannot sign this form.

#### 2. Recommendation of Review Agencies

As required in Section 22.7(2 and 3), the application and the engineering report must be submitted to all appropriate local governments, 208 planning agencies and State agencies for review and comment prior to submittal to the Division. By signing below, the entity or agency: 1) acknowledges receipt of the proposed site location application, 2) has reviewed the proposed site location application and may elect to provide comments, and 3) has provided a recommendation to the Division. The recommendation should be based on the consistency of the proposed site location application with the local comprehensive plan(s) as they relate to water quality and any adopted water quality management plans(s). *Please note: If a governmental authority does not recommend approval then the authority must attach a letter describing the reason for their decision or comment on the next page.*

Signature of County, if proposed facility is located in unincorporated areas of a county			
Role	Date	Typed Name / Agency	Signature
Location of Site	5/18/16	Adams County	
			Recommend Approval? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Signature of City or Town, if site is located within three miles of the City/Town boundary			
Role	Date	Typed Name / Agency	Signature
Nearest City		City of Westminster	
			Recommend Approval? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Signature of Local Health Authority			
Role	Date	Typed Name / Agency	Signature
Local Health Department	4/25/16	Tri-County Health Department Michael Weakley	
			Recommend Approval? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Signature of 208 Planning Agency			
Role	Date	Typed Name / Agency	Signature
DRCOG no longer reviews lift station designs		N/A	
			Recommend Approval? Yes <input type="checkbox"/> No <input type="checkbox"/>

**Signature of Other State or Federal Agencies, if facility is located on or adjacent to a site that is owned or managed by a federal or state agency.**

Role	Date	Typed Name / Agency	Signature
N/A		N/A	
			Recommend Approval?   Yes <input type="checkbox"/> No <input type="checkbox"/>

**Signature of Other Basin Water Quality Authority, Watershed Association, Watershed Authority, etc., if facility is located in a Water Quality Control Commission Watershed Protection Control Area.**

Role	Date	Typed Name / Agency	Signature
Site not located within the boundary for a water quality authority of watershed association		N/A	
			Recommend Approval?   Yes <input type="checkbox"/> No <input type="checkbox"/>

**Review Agency Comments:**





## Water Quality Control Division Engineering Section

4300 Cherry Creek Drive South, B2  
Denver, Colorado 80246-1530  
[CDPHE.WQEngReview@state.co.us](mailto:CDPHE.WQEngReview@state.co.us)  
303-692-6298

Colorado Department  
of Public Health  
and Environment

### Wastewater Receiving Entity Certification

#### Section 22.7 of Regulation 22: Interceptor Sewers Not Eligible for Certification and Lift Stations

Project and System Information	
System Name	City of Westminster
Project Title	80th and Clay Lift Station Replacement
County	Adams

#### Receiving Wastewater Entity – Certification of Available Treatment Capacity

Receiving wastewater treatment entity information			
Receiving wastewater treatment entity and facility		Metro Wastewater Reclamation District	
County		Adams	
CDPS discharge permit number and expiration date		CO0026638, 2/28/13	CDPS discharge permit capacity
Site location approval number and date (please attach a copy of approval letter)		4726, 4/20/04	Site location approved capacity
			220 MGD
			220 MGD

Proposed facility capacity impacts on receiving wastewater treatment facility (projected at buildout or 20-years)	
Proposed project hydraulic capacity: maximum month average	0.072 million gallons per day
Proposed project hydraulic capacity: peak hour	0.324 million gallons per day
Proposed project organic capacity: maximum month average	lbs BOD <sub>5</sub> /day
Proposed project will increase the receiving treatment facility's hydraulic loading capacity to (% of total capacity):	68%
Proposed project will increase the receiving treatment facility's organic loading capacity to (% of total capacity):	75%

Treatment Certification (22.7 (1)(f) (i))	
I certify that the receiving wastewater treatment facility will treat the wastewater from the proposed wastewater facility project.	
Yes, will provide treatment	<input checked="" type="checkbox"/> No, will not provide treatment <input type="checkbox"/>

Capacity Certification (22.7 (1)(f) (ii))	
I certify that the receiving wastewater treatment facility is not presently receiving wastes (hydraulic and organic loads) in excess of the above listed site location approval and discharge permit to treat the projected discharge from the new interceptor sewer or from the new or expanded lift station, as listed above (initial in box).	CRG
OR	
I certify that the receiving wastewater treatment facility does not currently have the capacity to serve the proposed project flows but is under construction, or will be in a phased construction of new or expanded facilities and will have the necessary capacity to treat the projected discharge from the new interceptor sewer or from the new or expanded lift station, as listed above (initial in box).	
Estimated date capacity will be available	

Note: Projections of flow and loading to the treatment facility over the period during which build out of the service area will occur or twenty years, whichever is less, as well as current and future plant capacity information must be provided to demonstrate the plan for maintaining adequate treatment capacity. Any proposed treatment plant phased construction must be shown in the Water Quality Management Plan (reference, attach), or by appropriate planning and engineering studies (reference, attach).

Compliance Status Certification (22.7 (1)(f) (iii))	
I certify that the receiving wastewater treatment facility has not been in violation of any effluent limitations in its discharge permit for the last two years (initial in box).	CRG
I certify that the receiving wastewater treatment facility is not operating under a Notice of Violation and/or Cease and Desist Order from the Division resulting from discharge permit violations (initial in box).	CRG

Note: If there have been effluent violations or if the receiving wastewater treatment facility is operating under a Notice of Violation and/or Cease and Desist Order from the Division, please provide additional description of the situation and the treatment entity's proposed corrective measures to achieve consistent compliance. The Division will evaluate information provided and determine if approval should be granted, granted with conditions, or denied.

I hereby certify that the information presented above is accurate and complete.			
Receiving Treatment Facility Representative	Date	Typed Name and Title	Signature
Metro Wastewater Reclamation District	April 18, 2016	Catherine R. Gerali District Manager	Catherine R. Gerali





Catherine R. Gerali, District Manager

April 26, 2016

Ms. Lisa Schwien, P.E., Project Manager  
Kennedy/Jenks Consultants  
143 Union Boulevard, Suite 600  
Lakewood, CO 80228

Re: City of Westminster 80<sup>th</sup> and Clay Lift Station Replacement  
Site Location Application Review

Dear Ms. Schwien:

The Metro Wastewater Reclamation District (Metro District or District) completed its review of the Site Location Application for replacement of the City of Westminster's (Westminster) 80<sup>th</sup> and Clay Lift Station (Lift Station). The Lift Station currently conveys wastewater to the District's Robert W. Hite Treatment Facility (RWHTF) for treatment.

The Metro District is the Wastewater Management Agency for Westminster under the Clean Water Act Section 208 Clean Water Plan (208 Clean Water Plan). For the geographical area served by the Lift Station, the District is the primary wastewater treatment agency. The District completed a Wastewater Utility Plan that was approved by the Denver Regional Council of Governments (DRCOG) and included in the 208 Clean Water Plan before DRCOG withdrew as the region's 208 Planning Agency in December 2010.

The Metro District's planning efforts include wastewater flow and loading projections for Westminster's service area. The service area for the Lift Station will remain the same and the new Lift Station will be constructed approximately 400 feet east of the existing Lift Station. The existing Lift Station will be decommissioned.

As the Wastewater Management Agency, Metro District staff asserts the improvements are an appropriate wastewater activity under the 208 Clean Water Plan. As the treatment agency for Westminster, the District has sufficient transmission and treatment capacity, and will expand such capacity as necessary.

The Metro District currently is not in violation of any effluent parameters of its discharge permit or operating under a Notice of Violation and/or Cease and Desist order from the Colorado Department of Public Health and Environment's Water Quality Control Division resulting from discharge permit violations.

As the Wastewater Receiving Entity, and as indicated on the enclosed Certification Form, the Metro District's RWHTF will be capable of accepting the buildout flows from the Lift Station.

**Exhibit 3.7**



Lisa Schwien, Kennedy/Jenks Consultants  
Westminster 80<sup>th</sup> and Clay Lift Station Replacement  
Site Location Application Review  
April 26, 2016 – Page 2

If you have any questions or require additional information, please contact Metro District staff member Renee Paplow at 303-286-3384 or [rpaplow@mwr.dst.co.us](mailto:rpaplow@mwr.dst.co.us).

Yours truly,

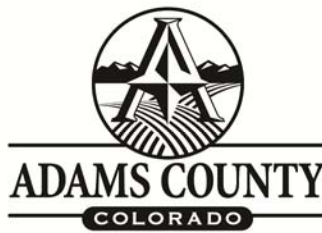


Catherine R. Gerali  
District Manager

CRG:RAP\wlh  
GOV 15.10\CDPHEWestminster 80<sup>th</sup> and Clay Lift Station Repl SLA Review 04272016.docx

Enclosure

cc: Julie Koehler, Westminster  
Marc Flatt, Metro District  
Lisa Hollander, Metro District  
Renee Paplow, Metro District  
Records Management



## Development Review Team Comments

**Date:** 6/15/17

**Project Number:** RCU2017-00021

**Project Name:** City of Westminster Lift Station

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.

**A re-submittal is required. Please submit 1 hard copy and 1 electronic copy to Community and Economic Development. The re-submittal form (included) is required for documents to be accepted.**

**Commenting Division:** Development Services, Planning

**Name of Review:** Emily Collins

**Email:** [ecollins@adcogov.org](mailto:ecollins@adcogov.org)

PLN1. This request is for a new sewage lift station to replace aging infrastructure located at W. 80<sup>th</sup> Avenue and Clay Street.

- a. The existing lift station was constructed in 1987 and serves 218 homes in the Shadow Ridge Subdivision.
- b. The replacement infrastructure will not expand the service area.
- c. The lift station is comprised of below grade wet well with pumps and valve vault, and above grade electrical panels, emergency generator, carbon filter odor control system, and security fencing.
- d. The site has been approved by CDPHE (letter dated September 23, 2016), Metro Wastewater (letter dated April 26, 2016), and Tri-County Health. The site was also approved by Westminster City Council on September 12, 2016.

PLN2. The subject site is located at 2401 W. 80<sup>th</sup> Ave.

- a. Parcel # 0171929410001 is approximately 24.29 acres
- b. The site is currently developed as Ranum Middle School (Westminster School District) and the parcel was created in 1961.
- c. Easement area is 4,800 sq. ft. in the southwest corner of the property in the parking lot.
  - i. A permanent and temporary construction easement has been executed and recorded by the City of Westminster and Westminster Public Schools Board of Education.

### Exhibit 4.1

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

**PLN4. Comprehensive Plan:**

- a. Site is designated as Parks and Open Space which is intended for public parks, trails and open space, and other recreational facilities.

**PLN5. The subject site is designated Residential Single-Family (R-1-C):**

- a. All government owned facilities (public service category) require approval of a Conditional Use Permit
- b. All structures are required to conform to all setbacks in the zone district.
  - a. According to the site plan, proposed above grade structures conform to the minimum required setbacks. All other infrastructure is at least 15 ft from the right-of-way and in line with adjacent homes to the west per Adams County Transportation Department guidance on Section line setback.

**PLN6. Other comments:**

- a. Parking impact has been adequately addressed, staff has no additional concerns.
- b. Please note all structures and fences over 42 inches in height shall require approval of a building permit.
- c. Please clarify which exit is proposed for closure and the new separation distance between the entrance and exits locations.
  - a. New access points will require a permit.
- d. Please provide documentation of Tri-County Health and City Council approvals.
- e. Please provide a written explanation of how this lift station connects to the overall wastewater system.
- f. Staff is not supportive of proposed site plan with no landscape and subsequent request for administrative relief from landscape requirements.
  - a. Institutional landscape buffers require a minimum of 5 foot width with 1 tree per 80 linear feet and 75% living landscape material.
  - b. Staff encourages the applicant to consider low-water/ drought resistant vegetation, ornamental bushes and shrubs, etc. as well as a watering truck instead of permanent irrigation.
  - c. Please submit a revised site plan including landscape along the site perimeter, at minimum along W. 80<sup>th</sup> Ave.

**Commenting Division: Development Services, Engineering:**

**Name of Review:** Greg Labrie

**Email:** [glabrie@adcogov.org](mailto:glabrie@adcogov.org)

ENG1: The applicant must use the existing access points to the parking lot. No new access will be allowed.

ENG2: 80th Avenue is classified as a local street. It is also on a section line. The Adams County section line setback for structures is 120 feet. Variations from the section line setback requirement may be permitted if the Department of Transportation determines no additional



right-of-way is required. Applicant will be required to request a variation from the Adams County Director of Transportation to allow for the utility structures to be installed within the 120 feet setback boundary.

**Commenting Division: Development Services, Right-Of-Way**

**Name of Review:** Marissa Hillje

**Email:** [mhillje@adcogov.org](mailto:mhillje@adcogov.org)

ROW1) W 80th Ave is a section line, Transportation approved a waiver from the 120ft section line setback. This will allow the proposed pump station to sit in line with the houses to the west.

ROW2) The setback requirement for Accessory Structures along local roads in R-1-C districts is 20ft from the property line.

ROW3) Please submit a title commitment which should be used to depict the applicable recordings on the site plan/ plat. Please send Adams County a copy of the title commitment dated no later than 30 days to review in order to ensure that any other party's interests are not encroached upon by the proposed structures.

**Commenting Division: Building Safety**

**Name of Review:** Justin Blair

**Email:** [jblair@adcogov.org](mailto:jblair@adcogov.org)

BSD1- No comment.

**Commenting Division: Environmental Analyst**

**Name of Review:** Jen Rutter

**Email:** [jrutter@adcogov.org](mailto:jrutter@adcogov.org)

ENV1: No comments.

**Commenting Division: Parks and Open Space**

**Name of Review:** Aaron Clark

**Email:** [aclark@adcogov.org](mailto:aclark@adcogov.org)

PRK 1: No comments.

## Emily Collins

---

**From:** Clarice O'Hanlon [cohanlon@crestviewwater.net]  
**Sent:** Friday, June 02, 2017 12:58 PM  
**To:** Emily Collins  
**Subject:** RCU2017-00021 Westminster 80th Ave Lift Station Questions

Emily,

Crestview Water & Sanitation District received the Request for Comments for the above mentioned project. I am the District Engineer and I have a few questions on the plans.

We received a courtesy set of plans during the design process. Several sheets were included that do not show up in the materials we received from you. Can we get a final design set of the plans for review?

During our review of the initial design set (not included in your submittal), it appears that the existing interconnect will be maintained as a part of this project. Is that correct? We feel this project will negate the need for the interconnect.

We would also like to review the profile sections of the pipe to ensure we are comfortable with a 5' horizontal separation between our existing sanitary sewer main and the proposed 24" gravity sanitary.

Please feel free to contact me if you have any questions or comments.

Thanks,

Clarice O'Hanlon, P.E.  
District Engineer  
**Crestview Water & Sanitation District**  
Cell: 720.208.8265

**Exhibit 4.2**

## Emily Collins

---

**From:** Koehler, Julie [jkoehler@CityofWestminster.us]  
**Sent:** Wednesday, May 24, 2017 1:22 PM  
**To:** Emily Collins  
**Subject:** RE: Case # RCU2017-00021

Thank you, Emily.

Julie Koehler, PE  
Sr. Engineer  
Phone: 303-658-2178

---

**From:** Emily Collins [<mailto:ECollins@adcogov.org>]  
**Sent:** Wednesday, May 24, 2017 11:29 AM  
**To:** Koehler, Julie <[jkoehler@CityofWestminster.us](mailto:jkoehler@CityofWestminster.us)>  
**Subject:** RE: Case # RCU2017-00021

Thanks Julie! The comments are noted and I will add them to the case file and review.

---

**From:** Koehler, Julie [<mailto:jkoehler@CityofWestminster.us>]  
**Sent:** Wednesday, May 24, 2017 10:36 AM  
**To:** Emily Collins  
**Subject:** FW: Case # RCU2017-00021

Hi Emily,

Please see below for a comment on Case RCU2017-00021.

Thank you,

Julie

Julie Koehler, PE  
Sr. Engineer  
Phone: 303-658-2178

---

**From:** Grooters, Stephen  
**Sent:** Monday, May 22, 2017 10:22 AM  
**To:** Koehler, Julie <[jkoehler@CityofWestminster.us](mailto:jkoehler@CityofWestminster.us)>  
**Subject:** Case # RCU2017-00021

Dear Emily,

This message is in response to your letter dated May 15, 2017 soliciting comments on the City of Westminster sewage pumping station along 80<sup>th</sup> Avenue. I'd like the following written comments to be included in the review of this case.

The City of Westminster owns and operates a number of wastewater lift stations that are used to transfer municipal wastewater from low-lying areas and neighborhoods into the City's larger-sized wastewater collection system. Sewage subsequently flows by gravity to either the Big Dry Creek Wastewater Treatment Plant or the Metro Wastewater Reclamation District Central Plant. These lift stations provide an essential public service and are non-optional, critical



infrastructure. In the case of the 80th & Clay lift station, the equipment is aged, at the end of its useful life, and has components with replacement parts that are no longer available.

The City is under strong time pressure to construct the replacement sewage lift station. The existing lift station needs to be replaced to prevent failures, sewer back-ups, and negative impacts to City and County residents and the environment. Over the past two years the City has designed the new station, permitted the station with Colorado Department of Public Health & Environment, and procured an easement from Westminster Public Schools. We appreciate the County's process and wish to respect and participate in it. We would especially appreciate any possible efforts to advance the review periods identified so that we may respond efficiently and effectively with appropriate actions.

Sincerely,  
Stephen Grooters

Stephen Grooters, PE, CWP, ENV SP  
Utilities Engineering Manager  
Department of Public Works and Utilities  
4800 West 92nd Avenue  
Westminster, CO 80031  
Phone: 303-658-2194  
Please Note City Hall Business Hours Are Mon - Thurs 7 AM to 6 PM

**Westminster Utility Engineering –  
Planning & Building Sustainable Utility Services**



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3524  
donna.l.george@xcelenergy.com

June 6, 2017

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

Attn: Emily Collins

**Re: City of Westminster 80th Avenue Lift Station, Case # RCU2017-00021**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the conditional use permit plans for **City of Westminster 80th Avenue Lift Station**. If the property owner/developer/contractor has already contacted the **Builder's Call Line** at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (*register*, application can then be tracked) to complete the application process for any new gas or electric service or modification to existing facilities, they must continue to work with the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George  
Contract Right of Way Referral Processor  
Public Service Company of Colorado

**Exhibit 4.3**



May 17, 2017

Emily Collins  
Adams County Planning  
4430 South Adams County Parkway  
Brighton, CO 80601

RE: City of Westminster 80<sup>th</sup> Ave Lift Station, RCU2017-00021  
TCHD Case No. 4407

Dear Ms. Collins,

Thank you for the opportunity to review and comment on the Conditional Use Permit to replace the City of Westminster Lift Station located at 2401 W 80<sup>th</sup> Ave. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has no comments.

Please feel free to contact me at 720-200-1593 or [mweakley@tchd.org](mailto:mweakley@tchd.org) if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Weakley", written in a cursive style.

Michael Weakley  
Water Program Supervisor

cc: Sheila Lynch, Monte Deatrich, Jeff McCarron, TCHD

**Exhibit 4.4**

## Emily Collins

---

**From:** Loeffler - CDOT, Steven [steven.loeffler@state.co.us]  
**Sent:** Friday, May 19, 2017 11:11 AM  
**To:** Emily Collins  
**Subject:** RCU2017-00021, City of Westminster 80th Ave. Lift Station

Emily,

I have reviewed the request for CUP to allow replacement of a City of Westminster sewage pumping station to be located at 2401 W. 80th Ave. Based on the submittal it appears that there will be no impact to any State Highways in the area, so I have no objections.

Thank you for the opportunity to review this referral.

**Steve Loeffler**  
Permits Unit



P 303.757.9891 | F 303.757.9886  
2000 S Holly Street, Denver, CO 80222  
[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

**Exhibit 4.5**



## Emily Collins

---

**From:** Sally Gould [squawkin1@gmail.com]  
**Sent:** Saturday, July 22, 2017 8:55 AM  
**To:** Emily Collins  
**Subject:** RCU2017-00021

Ms. Collins,  
In plain terms what will the impact of the neighborhood be?

"The City's desire is to improve access, operation, and maintenance to its lift station, and to maximize safety for City crews and residents. Low impact to neighbors is also important. The lift station is composed of a below grade wet well with pumps, a below grade valve vault, electrical panels installed at grade, an emergency backup generator with a hospital grade enclosure for noise mitigation, a carbon filter odor control system on vent pipes, and an attractive fence enclosure. A new 480v, 3 phase power transformer will be installed by Xcel Energy. The mechanical components of the new lift station, including the pumps, have the same capacity as the existing lift station."

I don't believe any of us in the neighborhood are experts at hospital grade enclosure for noise mitigation and carbon filtering systems so why not tell us exactly what we are looking at for a quality of life situation. Is there going to be additional noise and odor? Once you install all of the above what is the impact to the neighborhood? What do we have to worry about or is this is another sweep under the carpet and pretend the county cares about the neighborhood.

I am still thinking of the last time you asked for this community for feedback. After contacting you, none of my questions were addressed. The county's response to my questions got was how the Elwood (old Scott Carpenter School area) building project was going to fit into our 50 year old neighborhood by using landscaping. You might want to drive by there one day and see how silly that statement was. There wasn't one person in the "neighborhood" that wanted that development after being promised open space. I felt the request to the community was just smoke and mirrors. It turned out that the neighborhood was not heard at all. It might have made some sense if it was affordable housing but it is not! Is this the same thing? Westminster has an abundance of "open space" in their city. It makes me wonder why a heavily populated unincorporated Adams county neighborhood area needs to take the brunt (if there is one, who knows what impact there will be because we have not been told) of a Westminster sewerage project in the middle of my neighborhood.

So my question, and I realize I am repeating myself, what is the exact impact on the neighborhood going to be, how will it effect the surrounding area. Perhaps you could spell it out for us vs. asking us to drive to the city and county building in Brighton to a meeting. How will this station change life in the area of 80th and Zuni St?

Sally Gould  
7902 Zuni St.  
Denver, Co. 80221

**Exhibit 5.1**



## Request for Comments

Case Name:	City of Westminster 80 <sup>th</sup> Ave Lift Station
Case Number:	RCU2017-00021

May 15 ,2017

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

**A Conditional Use Permit to allow replacement of a City of Westminster sewage pumping station (public service use) in the Residential Single-Family zone district (R-1-C) pursuant to Section 3-13-04-02.**

This request is located at **2401 W 80TH AVE.**

The Assessor's Parcel Number is **0171929410001**

Applicant Information **CITY OF WESTMINSTER**  
**4800 W 92ND AVE**  
**WESTMINSTER, CO 80031**

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) 523-6820 by **June 6, 2017** 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](mailto: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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

*Emily Collins*

Emily Collins, AICP  
Case Manager

**Exhibit 6.1**



## Public Hearing Notification

Case Name:	City of Westminster Lift Station
Case Number:	RCU2017-00021
Planning Commission Hearing Date:	8/10/2017 at 6:00 p.m.
Board of County Commissioners Hearing Date:	8/29/2017 at 9:30 a.m.

July 14, 2017

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

**Conditional Use Permit to allow replacement of a City of Westminster sewage pumping station (public service use) in the Residential Single-Family zone district (R-1-C) pursuant to Section 3-13-04-02.**

This request is located at **2401 W 80TH AVE**

The Assessor's Parcel Number is **0171929410001**

Applicant Information: **CITY OF WESTMINSTER  
4800 W 92ND AVE  
WESTMINSTER, CO 80031**

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601. 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, 720-523-6820. 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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

*Emily Collins*

Emily Collins, AICP  
Case Manager

**Exhibit 6.2**

## PUBLICATION REQUEST

### City of Westminster 80th Ave Lift Station

**Case Number:** RCU2017-00021  
**Planning Commission Hearing Date:** 08/10/2017 at 6:00 p.m.  
**Board of County Commissioners Hearing Date:** 08/29/2017 at 10:00 a.m.

**Request:** Conditional Use Permit to allow replacement of a City of Westminster sewage pumping station (public service use) in the Residential Single-Family zone district (R-1-C) pursuant to Section 3-13-04-02.

**Location:** 2401 W 80TH AVE

**Parcel Number(s):** 0171929410001

**Case Manager:** Emily Collins

**Case Technician:** Megan Ulibarri

**Applicant:** CITY OF WESTMINSTER

303-658-2178

4800 W 92ND AVE  
WESTMINSTER, CO 80031

**Owner:** SCHOOL DISTRICT NO.50  
C/O SANDRA MCCLURE  
7002 RALEIGH ST  
WESTMINSTER, CO 800305996

#### Legal Description:

A Parcel of land being a portion of Block 126, Westminster Subdivision as recorded under Book 3 at Page 46 on August 26, 1891 original in the Arapahoe County Clerk and Records Office now in the Adams County Clerk and Records Office, lying in the Southeast Quarter of Section 29, Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, City of Westminster, County of Adams, State of Colorado, more particularly described as follows:

**Commencing** at the Southeast Corner of Section 29, being monumented with a 3.25" aluminum cap stamped PLS 37967 in range box, whence the South Quarter Corner of said Section 29, being monumented with a 3.25" aluminum cap stamped PLS 23053 in range box bears N 89°54'16" W, a distance of 2646.17 feet; Thence along the Southline of the Southeast Quarter of said Section 29, N 89°54'16" W, a distance of 955.35 feet; Thence N 00°04'53" E, a distance of 30.00 feet to the Southwest Corner of said Block 126, said corner also being the Southeast Corner of Tract C, Shadowridge at Briar Heights as Recorded under Reception No. B675711 of said Adams County Clerk and Records Office, said corner also being the **POINT OF BEGINNING**; Thence along the westerly line of said Block 126, also being the easterly line of said Tract C, N 00°04'53" E, a distance of 48.00 feet; Thence departing said easterly and westerly line, S 89°54'16" E, a distance of 100.00 feet; Thence S 00°04'53" W, a distance of 48.00 feet to the southerly line of said Block 126, also being the northerly right-of-way line of West 80<sup>th</sup> Avenue; Thence along the southerly line of said Block 126, also being the said northerly right-of-way line, N 89°54'16" W, a distance of 100.00 feet



to the **POINT OF BEGINNING.**

The above description contains 4,800.00 Square Feet or 0.11 Acres more or less



## CERTIFICATE OF POSTING

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

2401 W. 80<sup>th</sup> Ave.

on July 27, 2017

in accordance with the requirements of the Adams County Zoning Regulations

*Emily Collins*

---

Emily Collins

**Exhibit 6.4**

Adams County Development Services - Building  
Attn: Justin Blair  
4430 S Adams County Pkwy  
Brighton CO 80601

Crestview Water & Sanitation  
Attn: Patrick Stock  
PO Box 21299  
Denver CO 80221-0299

Adams County Fire Protection District  
Attn: Chris Wilder  
8055 N. WASHINGTON ST.  
DENVER CO 80229

Engineering Department - ROW  
Attn: Transportation Department  
PWE - ROW

CDPHE - WATER QUALITY PROTECTION SECT  
Attn: Patrick Pfaltzgraff  
4300 CHERRY CREEK DRIVE SOUTH  
WQCD-B2  
DENVER CO 80246-1530

Engineering Division  
Attn: Transportation Department  
PWE

Century Link, Inc  
Attn: Brandyn Wiedreich  
5325 Zuni St, Rm 728  
Denver CO 80221

ENVIRONMENTAL ANALYST  
Attn: Jen Rutter  
PLN

CITY OF WESTMINSTER  
Attn: MAC CUMMINS  
4800 W 92ND AVE.  
WESTMINSTER CO 80031

Hyland Hills Park & Recreation District  
Attn: Terry Barnhart  
8801 Pecos St  
Denver CO 80260

CITY OF WESTMINSTER  
Attn: Andy Walsh  
4800 W 92nd Avenue  
WESTMINSTER CO 80031

METRO WASTEWATER RECLAMATION  
Attn: CRAIG SIMMONDS  
6450 YORK ST.  
DENVER CO 80229

Code Compliance Supervisor  
Attn: Eric Guenther  
eguenther@adcogov.org

NS - Code Compliance  
Attn: Kerry Gress  
4430 S. Adams County Pkwy  
Brighton CO 80601

COLORADO DEPT OF TRANSPORTATION  
Attn: Steve Loeffler  
2000 S. Holly St.  
Region 1  
Denver CO 80222

Parks and Open Space Department  
Attn: Nathan Mosley  
mpedrucci@adcogov.org  
aclark@adcogov.org

COMCAST  
Attn: JOE LOWE  
8490 N UMITILLA ST  
FEDERAL HEIGHTS CO 80260

REGIONAL TRANSPORTATION DIST.  
Attn: CHRIS QUINN  
1560 BROADWAY SUITE 700  
DENVER CO 80202

COUNTY ATTORNEY- Email  
Attn: Christine Francescani  
CFrancescani@adcogov.org

SHERIFF'S OFFICE: SO-HQ  
Attn: MICHAEL McINTOSH  
nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcog  
snielson@adcogov.org

Sheriff's Office: SO-SUB  
Attn: SCOTT MILLER  
TFuller@adcogov.org, smiller@adcogov.org  
aoverton@adcogov.org; mkaiser@adcogov.org

TRI-COUNTY HEALTH DEPARTMENT  
Attn: MONTE DEATRICH  
4201 E. 72ND AVENUE SUITE D  
COMMERCE CITY CO 80022

TRI-COUNTY HEALTH DEPARTMENT  
Attn: Sheila Lynch  
6162 S WILLOW DR, SUITE 100  
GREENWOOD VILLAGE CO 80111

Tri-County Health: Mail CHECK to Sheila Lynch  
Attn: Tri-County Health  
landuse@tchd.org

WESTMINSTER FIRE DEPT.  
Attn: CAPTAIN DOUG HALL  
9110 YATES ST.  
WESTMINSTER CO 80031

WESTMINSTER SCHOOL DISTRICT #50  
Attn: Jackie Peterson  
7002 Raleigh Street  
WESTMINSTER CO 80030

Xcel Energy  
Attn: Donna George  
1123 W 3rd Ave  
DENVER CO 80223

Xcel Energy  
Attn: Donna George  
1123 W 3rd Ave  
DENVER CO 80223



2460 WEST 80TH AVENUE TRUST THE  
90 WEST 84TH AVE  
DENVER CO 80260-4808

ANDERSON GLORIA J  
2422 W 82ND PL NO. 1I  
WESTMINSTER CO 80031

7995 FAIRVIEW LLC  
6725 W KEN CARYL AVE #281  
LITTLETON CO 80128-5756

ANDERSON JEANNE D AND JACKSON MICHAEL J  
AND BENTLEY SUZANNE P  
2160 VALLEY VIEW DR  
DENVER CO 80221-3877

ABEL JAY  
2121 W 80TH PL  
DENVER CO 80221-3872

ANDERSON RYAN J AND  
ANDERSON CAROL M  
2676 W 80TH PL  
WESTMINSTER CO 80030

AGUERO DEBORAH A  
2460 VALLEY VIEW DR  
DENVER CO 80221

ANDERSON TEGAN F AND  
CHRISTENSEN BRENNAN T  
8064 DECATUR CT  
WESTMINSTER CO 80031-4167

AGUILERA MARTIN MARTINEZ  
8043 WYANDOT ST  
DENVER CO 80221-3851

ANDREADE ARNOLD AND  
QUINTANA ALLEN  
7954 WYANDOT ST  
DENVER CO 80221-3866

AGUINIGA ROBERT D AND  
AGUINIGA CAROL E  
8264 VALLEJO ST  
DENVER CO 80221-7718

ANDURLAKIS CHERI LYNN AND  
ANDURLAKIS CHERIE KRISTEN  
8144 VALLEJO ST  
DENVER CO 80221-4622

ALEXANDER RICKY W AND  
ALEXANDER DORTHA SUE  
2180 WYANDOT DR  
DENVER CO 80221-3868

ANGEL JEANNETTE D  
2260 STACY DR  
DENVER CO 80221-4638

AMAYA ALEJANDRO GONZLAEZ  
8184 VALLEJO ST  
DENVER CO 80221-4622

ANGELES GEORGE A  
8330 ZUNI ST NO. 203  
DENVER CO 80221-4690

AMERICAN HOMES 4 RENT PROPERTIES THREE  
LLC  
30601 AGOURA RD STE 200  
AGOURA HILLS CA 91301-2013

APOSTOL JOANN C  
PO BOX 140217  
EDGEWATER CO 80214

ANDERSON CLARK A  
8051 DECATUR ST  
WESTMINSTER CO 80030-7216

APPS MICHAEL A  
8330 ZUNI ST NO. 112  
DENVER CO 80221-4690

ARAGON CHARLES ANDERW  
7847 ELMWOOD PL  
DENVER CO 80221

BAKER CLYDE H SR AND  
BAKER BARBARA  
8154 VALLEJO ST  
DENVER CO 80221-4622

ARAGON SANDRA L  
7894 WYANDOT ST  
DENVER CO 80221-3883

BALADAZ LORINDA  
8052 BRYANT ST  
WESTMINSTER CO 80031-7210

ARAGON TIMOTHY L AND  
ARAGON SHEILA M  
2662 W 81ST AVE  
WESTMINSTER CO 80031

BALDWIN DONALD AND  
BALDWIN BARBARA  
2564 W 82ND LN UNIT B  
WESTMINSTER CO 80031-8341

ARAUZ YANIRA AND  
ARAUZ RUDY  
7921 VALLEY VIEW DR  
DENVER CO 80221-3846

BALGEMANN JEANETTE M AND  
BALGEMANN BRUCE A  
2933 W 81ST AVE NO. C  
WESTMINSTER CO 80031

ARNOLD BRIAN AND  
ARNOLD MICHELLE  
2181 VALLEY VIEW DR  
DENVER CO 80221-3878

BANK OF AMERICA NA  
400 COUNTRYWIDE WAY  
SIMI VALLEY CA 93065-6298

ARREOLA AQUILINA DIAZ  
8187 VALLEJO ST  
DENVER CO 80221-4621

BANKES CHERYL M  
827 S GILPIN ST  
DENVER CO 80209-4514

ASPEN POINTE INVESTMENTS LLC  
10912 LEGACY RIDGE WAY  
WESTMINSTER CO 80031-6829

BARBER JOHN P AND  
BARBER JANETTE  
8022 DECATUR ST  
WESTMINSTER CO 80030-7215

B2S HOLDINGS LLC  
PO BOX 514  
GOLDEN CO 80402-0514

BARE JAMES L AND BARE TRACEY  
2080 SHERRELWOOD DR  
DENVER CO 80221-4655

BACA ROSE M  
7852 ZUNI ST  
DENVER CO 80221-4252

BARELA ELMER R AND  
BARELA DOLORES L  
8301 WYANDOT ST  
DENVER CO 80221-4653

BACH NHU TRAN TO  
2161 WYANDOT DR  
DENVER CO 80221-3886

BARNES ROB L  
2120 W 80TH PL  
DENVER CO 80221-3824

BARRAGAN BARRAGAN MIRIAM YANETH AND  
ORTIZ OCTAVIO DAVID SARABIA  
2261 WYANDOT DR  
DENVER CO 80221-3887

BERGER THOMAS M AND  
BERGER GAIL A  
2682 W 80TH WAY  
WESTMINSTER CO 80030-4192

BARRON BARBARA C  
7731 W OTTAWA PL  
LITTLETON CO 80128-4462

BEYETTE SCOTT J  
2424 W 82ND PL UNIT A  
WESTMINSTER CO 80031-4081

BARTUNEK JESSE ELERY AND  
BARTUNEK ANDREA  
2221 STACY DR  
DENVER CO 80221-4637

BLANCK LINDA AND  
BLANCK ROBERT  
2529 ELMWOOD LN  
DENVER CO 80221-3218

BAUER ROSE MARY  
8051 CLAY DR  
WESTMINSTER CO 80031-4180

BLEA FRED AND  
BLEA CYNTHIA  
8092 ZUNI ST  
DENVER CO 80221-3882

BB REALTY LLC  
5492 S BAHAMA CT  
CENTENNIAL CO 80015-4864

BLEA SUSAN AND  
BENAVIDEZ DONITA R  
2418 W 82ND PLACE UNIT A  
WESTMINSTER CO 80031

BEARGEON ANGELA JEANNE  
BEARGEON DAVID A  
7896 VALLEJO ST  
DENVER CO 80221-3854

BMWR LLC  
470 MAZZINI STREET  
ERIE CO 80516

BECK BETH  
2601 VALLEY VIEW DR  
DENVER CO 80221

BODEN CHARLENE A  
8064 DECATUR ST  
WESTMINSTER CO 80030-4169

BELARDO-FLOWERS ADRIENNE L AND  
DREHER JAMES  
8049 DECATUR ST  
WESTMINSTER CO 80031

BOERMAN ANDREW AND  
BOERMAN AMANDA  
8070 DECATUR ST  
WESTMINSTER CO 80031-4170

BELTRAN RIGOBERTO  
2281 W 80TH AVE  
DENVER CO 80221-3817

BOLZAK KATERYNA  
2430 W 82ND PL UNIT 3A  
WESTMINSTER CO 80031-4044

BEMIS STEPHANIE D  
2422 W 82ND PLACE UNIT 3E  
WESTMINSTER CO 80030

BONGARD HOMER J AND  
BONGARD CONNIE A  
8167 VALLEJO ST  
DENVER CO 80221-4621

BONNER RAE JEANNE  
8328 WYANDOT ST  
WESTMINSTER CO 80221-4654

BROUKER ANNE MARIE AND  
BROUKER GARY  
8066 BRYANT ST  
WESTMINSTER CO 80031-7210

BORQUEZ HAROLD G  
7952 ZUNI ST  
DENVER CO 80221-3880

BROWN DAVY E AND  
BROWN JOAN J  
7944 WYANDOT STREET  
DENVER CO 80221

BORUNDA JESSICA N  
2929 W 81ST AVE APT F  
WESTMINSTER CO 80031-4144

BROWNER EDWARD L AND  
BROWNER LORNA C  
7963 WYANDOT STREET  
DENVER CO 80221

BRABEC KYLE C  
7955 VALLEJO ST  
DENVER CO 80221-3853

BRUNO DONALD DAVID  
7971 ZUNI ST  
DENVER CO 80221-3879

BRASOVAN ASHLEY NICOLE  
2422 W 82ND PL UNIT 2B  
WESTMINSTER CO 80031-4086

BRYANT BARBARA ELLEN AND  
JOHNSON DAVID L  
8072 DECATUR ST  
WESTMINSTER CO 80030

BRECHT AARON AND  
BRECHT MATTYE  
8091 CLAY ST  
WESTMINSTER CO 80031-4187

BUDDINGH THERESA  
2564 W 82ND LN UNIT C  
WESTMINSTER CO 80031-8341

BREHENY PAUL J  
8083 CLAY ST  
WESTMINSTER CO 80031

BURGE HALEY  
2939 W 81ST AVE APT D  
WESTMINSTER CO 80031-4105

BRIANZA MICHAEL R  
2449 ELMWOOD LANE  
WESTMINSTER CO 80030

BURRIS DONNA K  
2939 W 81ST AVE UNIT C  
WESTMINSTER CO 80031

BRIAR HEIGHTS HOMEOWNERS  
ASSOCIATION INC/ C/O D SUCH  
1400 W 122ND AVE  
WESTMINSTER CO 80030

BUSTAMANTE GABRIEL RICHARD SR  
2436 W 82ND PL UNIT D  
WESTMINSTER CO 80031-4040

BRIAR HEIGHTS HOMEOWNERS  
ASSOCIATION INC/ C/O D SUCH  
1400 W 122ND AVE  
WESTMINSTER CO 80030

BUSTOS JASON E  
8257 VALLEJO STREET  
DENVER CO 80221



BUTLER DANA R  
2600 VALLEY VIEW DR  
DENVER CO 80221-3827

CARREON THERESA E  
2428 W 82ND PLACE UNIT 2C  
WESTMINSTER CO 80030

BUTTERMORE BRUCE L  
7858 APPLEWOOD LN  
DENVER CO 80221

CARSNO DARRYL K AND  
CARSNO BETH  
8062 CLAY DR  
WESTMINSTER CO 80030-4179

BYRNE CHARLES M AND  
SHANG LI  
2424 W 82ND PL UNIT D  
WESTMINSTER CO 80031-4081

CARTER ANNETTE  
2418 W 82ND PLACE UNIT D  
WESTMINSTER CO 80031

CAFOUREK JOSEF E AND  
CAFOURKOVA MARIE  
8041 BRYANT ST  
WESTMINSTER CO 80030-7204

CASAS JOSEFINA CEBALLOS  
7931 VALLEY VIEW DR  
DENVER CO 80221-3846

CAH 2014-1 BORROWER LLC  
8665 E HARTFORD DR STE 200  
SCOTTSDALE AZ 85255-7807

CAST SCOTT GERALD AND  
CAST DIANE L  
2220 STACY DR  
DENVER CO 80221-4638

CAH 2014-2 BORROWER LLC  
8665 E HARTFORD DR STE 200  
SCOTTSDALE AZ 85255-7807

CASTANEDA REYMUNDO AND  
CASTANEDA DENISE MARIE  
2429 ELMWOOD LN  
DENVER CO 80221-3216

CAMACHO EDUARDO DOMINGUEZ AND  
DELGADO LILIANA DEAROSA  
2664 W 80TH WAY  
WESTMINSTER CO 80031

CASTELLANOS ROLANDO  
2422 W 82ND PL UNIT 2E  
WESTMINSTER CO 80031-4086

CARABAJAL KRISTOPHER D  
2428 W 82ND PL UNIT 3B  
WESTMINSTER CO 80031-4038

CHAN KEN LEE  
8024 DECATUR ST  
WESTMINSTER CO 80031-7215

CARNEY STEVEN H  
2441 VALLEY VIEW DR  
DENVER CO 80221-3820

CHANHSOULIN BRANDA DENG  
8040 DECATUR ST  
WESTMINSTER CO 80031

CARRANCO ELMER M  
2440 W 80TH AVE  
DENVER CO 80221

CHAPARRO MARIA DEL ROSARIO  
7990 CRESTVIEW LN  
DENVER CO 80221

CHAPMAN NIGEL D T  
2426 W 82ND PL UNIT E  
WESTMINSTER CO 80031-4085

CLARE OF ASSISI HOMES-  
WESTMINSTER INC C/O MERCY HOUSING  
PO BOX 112819  
CARROLLTON TX 75011

CHAU KHANH DUY AND  
AU HUE  
8066 DECATUR ST  
WESTMINSTER CO 80031-4170

CLARK GLEN E AND  
CLARK PATRICIA A  
2939 W 81ST AVE APT N  
WESTMINSTER CO 80031-4145

CHAVEZ GERARDO AND  
CHAVEZ ESMERALDA  
1060 LIPAN ST  
DENVER CO 80204-3930

CLOSE DAVID JUSTIN  
2422 W 82ND PL UNIT 1E  
WESTMINSTER CO 80031-4084

CHAVEZ LUIS A AND  
CHAVEZ MARINA V  
2683 W 80TH WAY  
WESTMINSTER CO 80031-4190

CLOUD SAMUEL G  
9042 E 24TH PL UNIT 101  
DENVER CO 80238-2853

CHAVEZ ROBLES SALVADOR  
2480 VALLEY VIEW DR  
DENVER CO 80221-3821

COBBLESTONE VILLAGE HOMEOWNERS  
ASSOCIATION INC C/O PENNANT INVESTMENT  
PO BOX 11077  
BOULDER CO 80301

CHURAPE JOSE ANTONIO AND  
ZAMORA MA DEL CONSUELO FERNANDEZ  
6617 GROVE ST  
DENVER CO 80221-2126

COCHRAN JAMES R  
8047 DECATUR ST  
WESTMINSTER CO 80030-7216

CHURCH OF JESUS CHRIST OF  
LAT DAY STS/TAX AD 503 2997  
50 E NORTH TEMPLE  
SALT LAKE CITY UT 84150

COCROFT JOHN  
15162 E 116TH PLACE  
BRIGHTON CO 80603

CISNEROS LOUIS G AND CISNEROS COLLEEN R  
8033 WYANDOT ST  
DENVER CO 80221-3851

COLEMAN SEAN P  
8244 VALLEJO ST  
DENVER CO 80221-7718

CITY OF WESTMINSTER  
4800 W 92ND AVE  
WESTMINSTER CO 80030-6399

COLMENERO CAYETANO AND  
COLMENERO CRISTINA  
2161 W 80TH PL  
DENVER CO 80221-3872

CK RENTALS LLC  
421 ELLIS WAY  
GOLDEN CO 80401-5237

COMEAU FAMILY TRUST THE  
1722 URA LN  
NORTHGLENN CO 80234-3636

CONDERINO KEVIN AND  
CONDERINO JEAN  
2650 ELMWOOD LN  
DENVER CO 80221-3221

CREATIVE ESTATES LLC  
6831 BROADWAY  
DENVER CO 80221-2878

CONNELLY LAUREN  
2428 W 82ND PL UNIT 1F  
WESTMINSTER CO 80031-4037

CREATIVE ESTATES LLC  
2560 VALLEY VIEW DR  
DENVER CO 80221-3825

CONSTANS MARY  
8074 DECATUR ST  
WESTMINSTER CO 80031-4170

CRITCHFIELD ALMA J ETAL  
7862 ZUNI ST  
DENVER CO 80221-4252

COOK DELBERT L AND  
COOK MARY J  
2180 W 80TH AVE  
DENVER CO 80221-3864

CROUSE PATRICIA C  
8022 BRYANT ST  
WESTMINSTER CO 80031

COOKSON DEANN  
2420 W 82ND PL UNIT E  
WESTMINSTER CO 80031-4069

CROWDER DANIEL  
906 W 69TH AVE  
DENVER CO 80221-7045

CORDOVA DORIS  
8135 UMATILLA ST  
DENVER CO 80221-4617

CUNEO PHILLIP  
7950 CRESTVIEW LN  
DENVER CO 80221-3806

CORL BRITTANY L  
2430 W 82ND PL UNIT 2F  
WESTMINSTER CO 80031-4044

CURTIN MICHAEL J  
5671 W 110TH PL  
WESTMINSTER CO 80020-3243

CORPORATE PROPERTIES INC  
99 INVERNESS DR E STE 140  
ENGLEWOOD CO 80112-5122

CUSHMAN GLENN TRUSTEE OF THE CUSHMAN  
PAUL SUPPLEMENTAL NEEDS TRUST THE  
27 BRITT LN  
GROTON MA 01450-1128

COTTER JULIE A AND COTTER JOHN P AND  
COTTER JAMES M AND STACHOWSKI MARY K  
858 S JASMIN STREET  
DENVER CO 80224

CYMANSKY DEBORAH A  
8012 ZUNI ST  
DENVER CO 80221-3882

COX STEVEN A AND  
COX RUBI J  
2426 W 82ND PL UNIT A  
WESTMINSTER CO 80031-4082

DAHL FAMILY TRUST THE  
2110 WYANDOT DR  
DENVER CO 80221-3868

DAIGLE IRA P AND  
DAIGLE JENNIFER M  
10994 BELLAIRE WAY  
THORNTON CO 80233

DAVIS GREGG  
2621 VALLEY VIEW DRIVE  
DENVER CO 80221

DAM NGOC AND  
VU HOA  
600 BLUE JAY DR  
GOLDEN CO 80401-0902

DAVIS RANDY S AND  
DAVIS VICKI S  
8063 DECATUR ST  
WESTMINSTER CO 80030-4173

DANG LINH HO AND  
NGUYEN NGOC VAN  
8031 BRYANT ST  
WESTMINSTER CO 80031

DAVIS SEAN T  
7930 CRESTVIEW LN  
DENVER CO 80221-3806

DANKO LINDA R  
2552 W 82ND LN UNIT A  
WESTMINSTER CO 80031-8343

DAVIS T GENE  
PO BOX 1031  
LAFAYETTE CO 80026-4031

DANKO ROBERT AND  
DANKO JANE  
8195 UMATILLA STREET  
DENVER CO 80221

DE BACA MICHELLE A  
2141 W 80TH PL  
DENVER CO 80221

DARBY KELLY M  
8058 DECATUR ST  
WESTMINSTER CO 80030-4169

DE VOS ELYSE AND  
DE VOS TIMOTHY  
2422 W 82ND PL UNIT 3A  
WESTMINSTER CO 80031-4088

DARING NOEL AND  
DARING RUBY  
8028 DECATUR ST  
WESTMINSTER CO 80031-7215

DEL ROSARIO JIM N AND EDNA P  
8043 DECATUR ST  
WESTMINSTER CO 80030-7216

DAVALOS TERRI LYNN AND  
NEVAREZ DOLORES AGEDO  
2261 W 82ND PL  
DENVER CO 80221-7709

DEL ROSARIO RUEL N AND  
DEL ROSARIO CRISTABEL P  
8048 BRYANT ST  
WESTMINSTER CO 80030-7210

DAVIDSON LAURA  
7878 APPLEWOOD LN  
DENVER CO 80221-3204

DELARBER JAMES J AND  
DELARBER WENDY J  
2620 VALLEY VIEW DRIVE  
DENVER CO 80221

DAVIS BETHANY  
2434 W 82ND PL UNIT B  
WESTMINSTER CO 80031-4041

DELGADO JUAN ANTONIO  
7861 ZUNI ST  
DENVER CO 80221-4251



DELGADO ROBERT M AND DELGADO SHERRI L  
7891 VALLEY VIEW DR  
DENVER CO 80221-3848

DOAN THAO T  
8038 DECATUR ST  
WESTMINSTER CO 80031-4168

DEMUTH JACQUELINE MONIQUE  
PO BOX 18393  
DENVER CO 80218-0393

DOAN TIN AND  
PHUNG KINH T  
2679 W 80TH WAY  
WESTMINSTER CO 80031-4190

DENNIS MARSHALL  
2428 W 82ND PL UNIT 1A  
WESTMINSTER CO 80031-4037

DOMINGUEZ DAVID S AND  
DOMINGUEZ TAMMI L  
2430 W 82ND PLACE UNIT 3C  
WESTMINSTER CO 80031

DERKS DEBRA D 50% INT AND  
FULCHER RANDY L 50% INT  
8065 DECATUR ST  
WESTMINSTER CO 80031-4174

DORJEE DAWALA  
8056 BRYANT ST  
WESTMINSTER CO 80030-7210

DETTLOFF SEAN  
7956 VALLEJO ST  
DENVER CO 80221-3854

DOWNING DESIREE D  
2430 W 82ND PL UNIT 3F  
WESTMINSTER CO 80031-4044

DEUEL JEFFREY D AND  
DEUEL SARAH A  
8023 WYANDOT ST  
DENVER CO 80221-3851

DOWNING RICHARD D AND  
DOWNING MARY J  
7899 ELMWOOD LN  
DENVER CO 80221-3265

DIAMOND JEANNE M AND  
DIAMOND GARY  
7972 ZUNI ST  
DENVER CO 80221-3880

DOYLE KIMBERLEE R AND  
D ARGO STEPHEN M  
2320 STACY DR  
DENVER CO 80221-4640

DIAZ DE LEON JAVIER AND  
DIAZ DE LEON MARIA J  
8076 BRYANT ST  
WESTMINSTER CO 80031-7210

DUANGPANYA BOUATHIP  
8044 BRYANT ST  
WESTMINSTER CO 80031-7208

DILLEY DARREN M AKA  
DILLEY DARREN  
2428 W 82ND PL UNIT 3E  
WESTMINSTER CO 80031-4038

DUCH MOEUN AND  
LE HIEN QUANG  
8027 DECATUR ST  
WESTMINSTER CO 80030

DO THIEN HUU AND  
ROACH THAO DO  
8050 DECATUR ST  
WESTMINSTER CO 80030-4169

DUNBAR DEREK H  
2434 W 82ND PL UNIT D  
WESTMINSTER CO 80031-4042

DUONG THU AND DOAN ANH AND  
DOAN THAO  
2688 W 81ST AVE  
WESTMINSTER CO 80031-7213

EMORY TRENT AND  
EMORY DOUGLAS  
2430 W 82ND PL UNIT 3B  
WESTMINSTER CO 80031-4044

DURAN ELVIO ALBERTO AND  
TENNIES-DURAN JENNIFER ROSE  
2631 VALLEY VIEW DR  
DENVER CO 80221-3826

ERNER KRISTIN L  
2929 W 81ST AVE NO. H  
WESTMINSTER CO 80031-4144

DYNES STEVEN ALEXANDER  
8068 DECATUR CT  
WESTMINSTER CO 80030-4167

ESCHENBACH STEVEN  
2451 KIPLING ST APT 204  
LAKEWOOD CO 80215-1481

EBERL PHILLIP A AND  
EBERL CYNTHIA J  
7984 WYANDOT ST  
DENVER CO 80221-3866

ESCOBAR ORTEGA ANA MARIA AND  
ABREGO CARDOZA JOSE LUIS  
8076 CLAY DR  
WESTMINSTER CO 80031-4177

EDWARDS MONICA  
1182 DEXTER ST  
BROOMFIELD CO 80020-1472

ESPARZA GONZALEZ JAIME  
2221 W 80TH PL  
DENVER CO 80221-3873

EDWARDS ROBERT A  
2121 VALLEY VIEW DR  
DENVER CO 80221-3878

ESQUIBEL WILLIAM B AND  
ESQUIBEL ELEANOR L  
2590 VALLEY VIEW DR  
DENVER CO 80221-3825

EENHUIS ROGER L AND  
EENHUIS MARY ANN  
7953 WYANDOT ST  
DENVER CO 80221-3865

ESTRADA JARAMILLO MONICA  
2280 WYANDOT DR  
DENVER CO 80221-3885

EGNER JASON MICHAEL AND  
EGNER DEAN CHARLES  
8079 CLAY ST  
WESTMINSTER CO 80031-4187

ESTRADA RAYMOND P AND  
ESTRADA FABIOLA  
2579 ELMWOOD LN  
DENVER CO 80221-3218

ELLIOT LOIS J  
8134 VALLEJO ST  
DENVER CO 80221-4622

FAIRVIEW BAPTIST CHURCH  
PO BOX 21266  
DENVER CO 80221

ELLIOTT DONALD  
2656 W 80TH WAY  
WESTMINSTER CO 80031-4191

FARMER CODY M AND  
FARMER LISA KATHERINE  
2017 S HIGHWAY 287  
BERTHOUD CO 80513

FELIPE ERIC  
7899 APPLEWOOD LN  
DENVER CO 80221-3203

FLESHER KRISTI K  
7898 APPLEWOOD LN  
DENVER CO 80221-3204

FERNANDEZ CHONLATI  
2434 W 82ND PL UNIT A  
WESTMINSTER CO 80031-4041

FRAGA IRMA QUIROT  
8330 ZUNI ST APT 119  
DENVER CO 80221-4674

FERWERDA ALFRED M AND  
FERWERDA JANE K  
2530 W 80TH AVE  
DENVER CO 80221-3800

FRANK COURTNI E  
6295 S CLARKSON ST  
CENTENNIAL CO 80121-2415

FEULNER STEFAN WILLIAM AND  
FEULNER CHRISTINA ANN  
2939 W 81ST AVE APT K  
WESTMINSTER CO 80031-4145

FRAUENFELD EDWINA L  
2929 W 81ST AVE NO. J  
WESTMINSTER CO 80030-4144

FIEBIG DAN/HERBERT JOSHUA AND  
WILLIAMS WALTER  
10369 ZUNI STREET NO. M-201  
FEDERAL HEIGHTS CO 80260

FRAZER DOUGLAS ALAN  
10964 W 100TH DR  
WESTMINSTER CO 80021-7822

FIERRO JOSEPH R  
8033 CLAY DR  
WESTMINSTER CO 80031-4182

FREELOVE THOMAS F AND  
FREELOVE CHERYL J  
2591 VALLEY VIEW DR  
DENVER CO 80221-3822

FINERTY SANDRA L  
7940 CRESTVIEW LN  
DENVER CO 80221-3806

FREEMAN SHARON F  
2420 W 82ND PL NO. B  
WESTMINSTER CO 80030-4069

FITZGERALD ANTHONY L  
7990 ROBIN LN  
DENVER CO 80221-3819

FREITAS WENDY E  
7914 WYANDOT ST  
DENVER CO 80221-3866

FITZGERALD CLENDON H TRUST THE  
7905 VALLEJO ST  
DENVER CO 80221-3853

FRIEDLANDER ERIC L AND  
FRIEDLANDER DAVID M  
2422 W 82ND PL UNIT 1G  
WESTMINSTER CO 80031-4084

FITZGERALD DREW C AND  
FITZGERALD MICHELLE A  
2625 W 82ND LN UNIT D  
WESTMINSTER CO 80031-8339

FULLER BROOKE AND  
WEED GREGORY J  
8037 CLAY ST  
WESTMINSTER CO 80030-4187

FULLER CHRISTINA M  
2280 SHERRELWOOD DR  
DENVER CO 80221-4665

GARRAMONE CYNTHIA F AND  
WALLS KENNETH  
8082 ZUNI ST  
DENVER CO 80221-3882

GA HC REIT II ST ANTHONY NORTH DENVER  
MOB II LLC C/O AMERICAN HEALTHCARE INVES  
18191 VON KARMAN AVE STE 300  
IRVINE CA 92612-7106

GASSMAN CATHERINE M TRUST UA THE  
11301 CHAMBERS RD  
BRIGHTON CO 80601-7147

GALINDO ANTHONY C AND  
GALINDO MONICA M  
8063 WYANDOT STREET  
DENVER CO 80221

GIBSON JANICE K  
7869 GREENLEAF LN  
DENVER CO 80221-3232

GALLEGOS GEORGE G  
4657 ANDES WAY  
DENVER CO 80249-6797

GILLAN GREG  
8068 DECATUR ST  
WESTMINSTER CO 80030-4170

GANDARA KAREN E ET AL  
8078 DECATUR ST  
WESTMINSTER CO 80031-4171

GILLIS DAVID  
1418 ELIZABETH ST  
DENVER CO 80206-2311

GARCIA LORI J  
2422 W 82ND PL UNIT 1C  
WESTMINSTER CO 80031-4084

GIRARDIN RODNEY E  
8060 BRYANT ST  
WESTMINSTER CO 80030-7210

GARCIA MANUEL R  
2161 W 80TH AVE  
DENVER CO 80221-3869

GJESTVANG ROBERT M  
2590 W 80TH AVE  
DENVER CO 80221-3800

GARCIA SANDRA  
7961 VALLEY VIEW DR  
DENVER CO 80221-3846

GLASSMEYER JAY A AND  
GLASSMEYER CHRISTINE L  
7904 WYANDOT ST  
DENVER CO 80221-3866

GARCIA YESENIA M  
2160 SHERRELWOOD DR  
DENVER CO 80221-4661

GOMEZ ASHLEIGH A  
2929 W 81ST AVE APT B  
WESTMINSTER CO 80031-4144

GARLOW JANETTE E  
2422 W 82ND PL UNIT 1B  
WESTMINSTER CO 80031-4084

GOMEZ GREGORY AARON  
2500 VALLEY VIEW DR  
DENVER CO 80221-3825

GOMEZ JOSEPH  
7880 FAIRVIEW AVE  
DENVER CO 80221-3227

GRAHAM JUDITH D  
8230 ZUNI ST  
DENVER CO 80221-4656

GOMEZ MANUEL A JR AND  
PILAR PAULINE GOMEZ  
8073 WYANDOT ST  
DENVER CO 80221-3851

GRAY GLENN T AND  
GRAY CYNTHIA L  
2111 WYANDOT DR  
DENVER CO 80221-3886

GONTAR YVONNE  
2939 W 81ST AVENUE NO. G  
WESTMINSTER CO 80031

GREEN MICHAEL A AND  
GREEN SHERRY LYNNE  
8225 UMATILLA ST  
DENVER CO 80221-7713

GONZALES LEWIS R AND  
GONZALES PATRICIA L  
8051 CLAY ST  
WESTMINSTER CO 80030-4187

GREEN TERESA L  
12365 HURON ST STE 1800  
WESTMINSTER CO 80234-3297

GONZALEZ GIGLIA RIVERA  
2261 W 80TH PL  
DENVER CO 80221-3873

GREEN VALERIE R  
8330 ZUNI ST APT 105  
DENVER CO 80221-4688

GONZALEZ PEREZ DAVID LOT AND  
PEREZ HERNANDEZ MANUEL  
8197 VALLEJO ST  
DENVER CO 80221-4621

GREER PATRICIA A  
7982 ZUNI ST  
DENVER CO 80221-3880

GOTTSHALL PAUL AND  
GOTTSHALL SUSAN  
2424 W 82ND PL UNIT F  
WESTMINSTER CO 80031-4081

GREGORY PENNY DIANE  
2440 VALLEYVIEW DR  
DENVER CO 80221-3821

GOULD SALLY A  
7902 ZUNI ST  
DENVER CO 80221-3880

GRIFFIN DIANE  
2432 W 82ND PL UNIT F  
WESTMINSTER CO 80031-4007

GRACE ANDREA L  
2240 WYANDOT DR  
DENVER CO 80221-3885

GRINDLE PAUL E AND  
GRINDLE JEANNE  
3323 W 114TH PL  
WESTMINSTER CO 80031-7133

GRACIANO ANGELINE AND  
GRACIANO SOLOMOAN  
2181 W 80TH AVE  
DENVER CO 80221

GUAJARDO DANIEL AND  
GUAJARDO JO ANN  
2120 WYANDOT DR  
DENVER CO 80221-3868



GUERRERO SYLVIA L  
7879 ELMWOOD LN  
DENVER CO 80221-3265

HAMEL RICHARD W  
8045 BRYANT ST  
WESTMINSTER CO 80030-7205

GUEST ANDREW  
7974 WYANDOT ST  
DENVER CO 80221-3866

HANEY LAURA L  
7854 ELMWOOD PL  
DENVER CO 80221-3225

GUETTLEIN ERIN N  
2430 W 82ND PL UNIT 2D  
WESTMINSTER CO 80031-4044

HARRIS JOSEPH AND  
HARRIS ROBBI  
7970 VALLEY VIEW DRIVE  
DENVER CO 80221

GUPTON WANDA GAYE  
2140 W 80TH PL  
DENVER CO 80221-3824

HARRIS JOSEPH W AND HARRIS ROBBIE M  
7960 VALLEY VIEW DR  
DENVER CO 80221-3847

GUSTAFSON SHANE  
7991 ROBIN LN  
DENVER CO 80221-3816

HARTLEY LANCE A  
7980 CRESTVIEW LN  
DENVER CO 80221-3806

GUTIERREZ GINA L AND  
GUTIERREZ MARIO  
2929 W 81ST AVE  
WESTMINSTER CO 80031-4114

HASSE CATHERINE M AND  
JOHNSON BARBARA D  
15 DEER CIR  
FLORISSANT CO 80816

GUTIERREZ OSCAR  
8062 ZUNI ST  
DENVER CO 80221-3882

HATHORN BILLY  
2418 W 82ND PL  
WESTMINSTER CO 80031-4032

HADDEN JEFFREY SCHAIRER  
2941 W 81ST AVE UNIT F  
WESTMINSTER CO 80031

HAUBERT DENNIS A  
2436 W 82ND PLACE UNIT B  
WESTMINSTER CO 80031

HAGENBUCH IV ROBERT D TRS UA  
HAGENBUCH MARGARET E TRST US  
2421 VALLEY VIEW DR  
DENVER CO 80221-3820

HAUBERT DENNIS A  
12596 DEXTER STREET  
THORNTON CO 80241

HALTERMAN JASON D AND  
HALTERMAN ESTELLA C  
2080 VALLEY VIEW DR  
DENVER CO 80221-3856

HAUBERT DENNIS A SR  
12596 DEXTER STREET  
THORNTON CO 80241

HAXBY MICHAEL  
2418 W 82ND PL UNIT F  
WESTMINSTER CO 80031-4066

HERNANDEZ MARIA E  
8024 WYANDOT ST  
DENVER CO 80221-3852

HAYSON MAGDALENA  
2210 W 82ND PL  
DENVER CO 80221-7708

HICKEL EDWIN G  
2420 W 80TH AVE  
DENVER CO 80221

HEILIG MATTHEW B AND  
HEILIG ELVIA E  
2550 W 82ND PL  
WESTMINSTER CO 80031-8316

HICKS ERIC  
13823 W 78TH PL  
ARVADA CO 80005-2725

HELGESON BRIAN  
2141 WYANDOT DR  
DENVER CO 80221-3886

HICKS LINDA  
7909 ELMWOOD LN  
DENVER CO 80221-3265

HENDRICKSON SKIP LAND  
HENDRICKSON ESTHELLA R  
8029 DECATUR ST  
WESTMINSTER CO 80031-7220

HILL BETH A REVOCABLE TRUST  
9520 GRAY ST  
WESTMINSTER CO 80031

HENLEY MICHAEL G AND  
KENNEY JULIE  
8076 DECATUR ST  
WESTMINSTER CO 80031-4171

HILLIARD JR STANLEY G  
7870 VALLEY VIEW DR  
DENVER CO 80221-3849

HERNANDEZ ADAN VAZQUEZ  
2281 WYANDOT DR  
DENVER CO 80221-3887

HILTON PAULINE M  
9245 NEWTON ST  
WESTMINSTER CO 80030-3127

HERNANDEZ AVILA LUIS ALBERTO  
2569 ELMWOOD LANE  
DENVER CO 80221

HO NIE AND  
VUONG LAN NGOC  
8035 DECATUR ST  
WESTMINSTER CO 80031-7216

HERNANDEZ DANIEL AGUINAGA  
7903 WYANDOT ST  
DENVER CO 80221-3865

HOANG NGA THI AND  
LE HONG T  
2662 W 80TH WAY  
WESTMINSTER CO 80031

HERNANDEZ DAVID CASTRO AND  
BARRAGAN MARIA DE JESUS MURUATO  
2221 W 80TH AVE  
DENVER CO 80221-3817

HOBDEN FREDERICK J AND  
HOBDEN KATHERINE A  
2420 W 82ND PL UNIT F  
WESTMINSTER CO 80031-4069

HODGE ADAM C  
3109 ALMERIA WAY  
LONGMONT CO 80503-7877

HUDDLESTON WINTER ROSE AND  
ADAMS THOMAS JON  
2430 W 82ND PL UNIT 1I  
WESTMINSTER CO 80031-4043

HOFF PATRICIA E  
2422 W 82ND PLACE UNIT 1H  
WESTMINSTER CO 80030

HUFF DEZARAY AND  
SULLIVAN DENNIS H  
2422 W 82ND PL UNIT 2H  
WESTMINSTER CO 80031-4086

HOLQUIN LORENZO AND  
HOLQUIN PAULA  
2625 W 82ND LN UNIT A  
WESTMINSTER CO 80031-8339

HUFFMAN GERALD W AND  
HUFFMAN FERN L  
2241 W 82ND PL  
DENVER CO 80221-7709

HORN DANIEL  
2696 W 80TH PL  
WESTMINSTER CO 80031-7218

HULSE SYDNEY MORGAN  
8027 BRYANT ST  
WESTMINSTER CO 80031-7202

HORNBuckle SARAH A  
2200 W 82ND PL  
DENVER CO 80221-7708

HULTGREN PAUL J  
1345 PLAZA COURT N  
LAFAYETTE CO 80026

HORTON DARLA K  
8075 CLAY DR  
WESTMINSTER CO 80031

HUMMEL DONNA L  
2430 W 82ND PL UNIT 3H  
WESTMINSTER CO 80031-4045

HOURNBuckle CHRISTOPHER  
7919 ELMWOOD LN  
DENVER CO 80221-3266

HUNT COURTNEY AND BUTKER JOHN ROBERT AND  
BUTKER ALICE TODD  
2400 VALLEY VIEW DR  
WESTMINSTER CO 80221-3821

HOWERTON SCOTT AND  
HOWERTON MICHELLE  
2432 W 82ND PL UNIT H  
WESTMINSTER CO 80031-4007

HUNTLEY AMBER L  
2432 W 82ND PL UNIT I  
WESTMINSTER CO 80031-4007

HRADEK AMY LAUREN AND  
OSTROSKI ADAM RICHARD  
8029 CLAY DR  
WESTMINSTER CO 80031-4182

HUTTENHOW-WENDL CATHERINE M  
8040 BRYANT ST  
WESTMINSTER CO 80030-7208

HUANG MINYU  
8047 BRYANT ST  
WESTMINSTER CO 80031-7205

HUYNH DIEP  
8061 CLAY DR  
WESTMINSTER CO 80031-4178

HUYNH HA  
8042 BRYANT ST  
WESTMINSTER CO 80031-7208

JESTER DANIEL R AND  
JESTER ANGELA L  
2439 ELMWOOD LN  
DENVER CO 80221-3216

HUYNH KHUONG VINH AND HUYNH HUNG VINH AN  
NGUYEN XUAN ANH  
8042 DECATUR ST  
WESTMINSTER CO 80031-4168

JEWISH CENTER CHABAD OF NORHTWEST  
METRO DENVER INC THE  
4505 W 112TH AVE  
WESTMINSTER CO 80031

IHRIG RYAN  
2300 W 82ND PL  
DENVER CO 80221-4610

JIRON-MENDOZA ANGELA V AND  
MENDOZA MICHAEL A  
7888 GREENLEAF LN  
DENVER CO 80221-3233

ITO DANIEL AND  
SCHULTZ KRISTIN  
7941 VALLEY VIEW DR  
DENVER CO 80221-3846

JOHNSTON RICHARD D AND  
JOHNSTON EMILY  
7879 GREENLEAF LN  
DENVER CO 80221-3232

JAEN MELISA A AND  
JAEN MARCO R  
8048 CLAY DR  
WESTMINSTER CO 80031

JONES CECIL AND  
JONES CLAUDIA  
742 W 87TH PLACE  
DENVER CO 80260

JAISWAL MANISHA K AND  
JAISWAL KISHOR S  
PO BOX 18922  
GOLDEN CO 80402-6049

JONES JOSHUA  
2570 W 80TH AVE  
WESTMINSTER CO 80221-3800

JARAMILLO JOSHUA B OLSEN AND  
OLSEN NICOLE S  
2625 W 82ND LN UNIT C  
WESTMINSTER CO 80031-8339

JORDAN ANDREW H  
2600 W 82ND PL UNIT A  
WESTMINSTER CO 80031-8319

JAZWICK MARVIN H  
7883 WYANDOT ST  
DENVER CO 80221-3884

JUENEMANN SAMANTHA LYNN  
2552 W 82ND LN UNIT B  
WESTMINSTER CO 80031-8343

JEFFRIES SABRINA L AND  
OGLETREE RAHEEM OSCAR  
7981 FAIRVIEW AVE  
DENVER CO 80221-3807

JUNIO SHEILA AND  
EAMILAO EULITO/ELEANOR  
2676 W 81ST AVE  
WESTMINSTER CO 80031

JENNINGS NEWELL R AND  
JENNINGS DORENE E  
2340 SHERRELWOOD DR  
DENVER CO 80221-4667

KARIOUK ANNA  
837 E 98TH AVE APT 409  
DENVER CO 80229-2388

KATT PEGGY P  
8047 CLAY ST  
WESTMINSTER CO 80030-4187

KIET ANH NGUYEN LLC  
4626 CASTLE CIR  
BROOMFIELD CO 80023-4074

KAUP BRIAN W AND  
CUTRIGHT NICOSHA K  
8077 CLAY DR  
WESTMINSTER CO 80031-4176

KIM JUNG JA AND  
HONG YOUNG JOO  
8084 CLAY ST  
WESTMINSTER CO 80031-4102

KEEGAN GARETH AND  
KEEGAN MONICA  
2430 W 82ND PL UNIT 3E  
WESTMINSTER CO 80031-4044

KIM SAMUEL J II  
2600 W 82ND PL UNIT C  
WESTMINSTER CO 80031

KEENEY DAVID J REVOCABLE  
LIVING TRUST THE  
8045 DECATUR ST  
WESTMINSTER CO 80031

KIM YUNG BAE  
8034 CLAY ST  
WESTMINSTER CO 80031

KELLSTADT MEGAN ELIZABETH  
2941 W 81ST AVE NO. H  
WESTMINSTER CO 80031-4101

KINDLER KATHLEEN A  
2141 VALLEY VIEW DR  
DENVER CO 80221-3878

KEMP SHERYL  
2941 W 81ST AVE UNIT B  
WESTMINSTER CO 80030

KING SCOTT  
2929 W 81ST AVE NO. D  
WESTMINSTER CO 80030

KEODOUANGKHAM INKEO/EUY AND  
KEODOUANGKHAM KHAMPHONE/THONGKHAM  
8069 CLAY DR  
WESTMINSTER CO 80031

KIRBY CHARLINE R LIVING TRUST THE  
8020 BRYANT ST  
WESTMINSTER CO 80031

KEODOUANGKHAM KHAMPHONE AND  
KEODOUANGKHAM INKEO / EUY  
8073 CLAY ST  
WESTMINSTER CO 80031-4187

KIRCHNER DEBBIE  
2416 W 82ND PL UNIT B  
WESTMINSTER CO 80031-4003

KEOSOMBOON VINCE  
8059 CLAY ST  
WESTMINSTER CO 80030-4187

KITZMILLER BRIAN T  
8067 BRYANT ST  
WESTMINSTER CO 80031

KIELIAN ROBERT L AND  
KIELIAN LINDA E  
7892 ZUNI ST  
DENVER CO 80221-3888

KLINGBERG ERIC R AND  
KLINGBERG MARY JANE  
2436 W 82ND PL NO. H  
WESTMINSTER CO 80031



KNAPP ROBERT R AND  
KNAPP JOYCE E  
8207 VALLEJO ST  
DENVER CO 80221-4621

KUBLITSKY PETER AND  
KUBLITSKY NATALIYA  
8089 CLAY ST  
WESTMINSTER CO 80031-4187

KNOBLAUH ROBERT W  
2929 W 81ST AVE UNIT A  
WESTMINSTER CO 80031

KUNTZ DONAVAN  
7941 ZUNI ST  
DENVER CO 80221-3879

KNOPP EDWARD R AND  
KNOPP MARGARET S H  
7884 WYANDOT ST  
DENVER CO 80221-3883

LAM HOA AND TRAN BUI  
7874 WYANDOT ST  
DENVER CO 80221-4243

KNUDSON LARRY AND  
KNUDSON SHARON  
8037 BRYANT ST  
WESTMINSTER CO 80030

LANG WILLIAM E JR AND  
LANG SUSAN S  
2428 W 82ND PL UNIT 1D  
WESTMINSTER CO 80031-4037

KOENIG JOACHIM H AND  
KOENIG MARIANNE  
2659 ELMWOOD LN  
DENVER CO 80221-3220

LARIMER MELANIE J  
2080 W 80TH PL  
DENVER CO 80221-3889

KOHLER DAVID M AND  
KOHLER SANDY  
2520 VALLEY VIEW DR  
DENVER CO 80221-3825

LATHAM JERRY H AND  
LATHAM LINDA S  
8145 UMATILLA ST  
DENVER CO 80221-4617

KORN BRIAN  
7920 VALLEY VIEW DR  
DENVER CO 80221-3847

LAUHON JACQUELYN K  
2120 W 80TH AVE  
DENVER CO 80221-3864

KRAJEWSKI STEFAN  
8068 CLAY DR  
WESTMINSTER CO 80031-4179

LAURITA NICOLE ANN AND  
LAURITA KENNETH M  
8039 BRYANT ST  
WESTMINSTER CO 80031-7204

KRANZ TAMMY  
2422 W 82ND PL UNIT 1A  
WESTMINSTER CO 80031

LE BAO THI  
2690 W 80TH WAY  
WESTMINSTER CO 80031-4192

KRATZ SHANNON L  
2941 W 81ST AVE UNIT J  
WESTMINSTER CO 80031

LE HIEN THI  
8032 DECATUR ST  
WESTMINSTER CO 80030

LE THU MONG  
2531 VALLEY VIEW DR  
DENVER CO 80221-3822

LIANG LI DE AND  
LIANG RUI NA  
2941 W 81ST AVE NO. D  
WESTMINSTER CO 80030-4106

LEE SOK KI AND  
LEE YANG SON  
8037 DECATUR ST  
WESTMINSTER CO 80030-7216

LILGEROSE SAM AND  
CHAVEZ ANGELIC  
2360 SHERRELWOOD DR  
DENVER CO 80221

LEE SUNG GEUN  
8070 BRYANT ST  
WESTMINSTER CO 80030-7210

LILGEROSE TONY L AND  
LILGEROSE LINDA  
8070 CLAY DRIVE  
WESTMINSTER CO 80031

LEMAIRE FAMILY TRUST THE  
8267 VALLEJO ST  
DENVER CO 80221-4669

LILLY A AND  
LILLY NICOLE  
2424 W 82ND PL  
WESTMINSTER CO 80031-4033

LEMAK DAMIAN A  
2416 W 82ND PL UNIT E  
WESTMINSTER CO 80031-4003

LIMBERG DORCAS A  
2220 W 82ND PL  
DENVER CO 80221-7708

LEON DON WAI AND  
LEON KAM NGAI  
5590 S HANNIBAL WAY  
CENTENNIAL CO 80015-4276

LINDELIEN ARDMORE L AND  
LINDELIEN VIRGINIA  
2261 W 80TH AVE  
DENVER CO 80221-3817

LEPIE LARA  
2600 W 82ND PLACE UNIT B  
WESTMINSTER CO 80031

LINDSTROM DEBRA K  
7901 ZUNI ST  
DENVER CO 80221-3879

LEPPEK GREGORY A AND  
LEPPEK VICKI MC DONALD  
2639 ELMWOOD LN  
DENVER CO 80221-3220

LINNA CLAIRE D  
2430 W 82ND PLACE UNIT 1D  
WESTMINSTER CO 80031

LEVINE KIMBERLY TRUSTEE OF THE  
LEBUS RESIDENCE TRUST THE  
2221 WYANDOT DR  
DENVER CO 80221-3887

LIPP MAYNARD HOWARD AND  
LIPP CLARE J  
7985 ROBIN LN  
DENVER CO 80221-3816

LEWIS JONATHAN  
8614 YUKON ST APT 201  
ARVADA CO 80005-1641

LITTLE LANDON J  
2428 W 82ND PL UNIT 2H  
WESTMINSTER CO 80031-4038

LLADSER MANUEL AND  
OSBORN ANTHONY GENE  
2684 W 81ST AVE  
WESTMINSTER CO 80030-7213

LUCERO FRANK T AND LUCERO JANET M  
7889 GREENLEAF LN  
DENVER CO 80221-3232

LONGALE MARK W AND  
HALDAMAN KAREN L  
2420 W 82ND PL NO. D  
WESTMINSTER CO 80030-4069

LUNA JUAN ABDIAS JR  
2281 STACY DR  
DENVER CO 80221-4637

LOPEZ CECILIA Y  
2432 W 82ND PLACE UNIT A  
WESTMINSTER CO 80030

LY KATI AND  
VUE BLONG  
8077 BRYANT ST  
WESTMINSTER CO 80030

LOPEZ FELINA V  
8205 UMATILLA ST  
DENVER CO 80221-7713

LY TAM MINH AND  
DOAN TOAN D  
8034 DECATUR ST  
WESTMINSTER CO 80031-4168

LOPEZ WILLIAM J AND  
LOPEZ GEORGETTA A  
7994 WYANDOT ST  
DENVER CO 80221-3866

M E M WESTMINSTER PROPERTY LLP  
1165 S PENNSYLVANIA ST  
DENVER CO 80210

LOR VANG  
7926 VALLEJO ST  
DENVER CO 80221-3854

MADDEN GARY T TRUST THE  
8224 VALLEJO ST  
DENVER CO 80221-7718

LOUGHMILLER MARILYN L  
2420 VALLEY VIEW DR  
DENVER CO 80221-3821

MADERO PEDRO JR  
2260 W 80TH PL  
DENVER CO 80221-3871

LOVE RONALD B AND  
MONTOKA NORA M  
7921 ZUNI ST  
DENVER CO 80221-3879

MADIN GABRIELA  
7985 VALLEJO ST  
DENVER CO 80221-3853

LOWRANCE SHERI L  
8715 SETON ST  
WESTMINSTER CO 80031-3662

MAESTAS MARK E AND MAESTAS KATHRYN S  
2426 W 82ND PLACE UNIT C  
WESTMINSTER CO 80030

LUC KIN AND NGUYEN PHUONG THI MINH  
8032 CLAY ST  
WESTMINSTER CO 80030-4188

MAESTAS RITA L  
2141 W 82ND PL  
DENVER CO 80221-4606

MAJOR CLINTON G  
2676 W 80TH WAY  
WESTMINSTER CO 80030-4192

MARTINEZ ALFRED W AND  
MARTINEZ PEARL D  
8086 FLORADO ST  
DENVER CO 80221-3830

MALACKY REBECCA N  
2430 W 82ND PL UNIT 2A  
WESTMINSTER CO 80031-4043

MARTINEZ BRENDA M AND  
MARTINEZ JEFFREY E  
7945 VALLEJO STREET  
DENVER CO 80221

MALDONADO PATRICIA  
2200 SHERRELWOOD DRIVE  
DENVER CO 80221

MARTINEZ DAVID J  
2426 W 82ND PLACE UNIT B  
WESTMINSTER CO 80030

MALDONADO RAMIRO  
2160 W 80TH PL  
DENVER CO 80221

MARTINEZ DAVID J  
2120 SHERRELWOOD DR  
DENVER CO 80221-4661

MALLET FREDERICK J JR  
2161 VALLEY VIEW DR  
DENVER CO 80221-3878

MARTINEZ DESIREE  
2550 W 82ND PL UNIT B  
WESTMINSTER CO 80031-8317

MANCHESTER DAVID C AND  
MANCHESTER SHIRLEY R  
7992 ZUNI ST  
DENVER CO 80221-3880

MARTINEZ JOEL  
2520 W 80TH AVE  
DENVER CO 80221

MANKOWSKI KENNETH P AND  
MANKOWSKI ROSE M  
2549 ELMWOOD LN  
DENVER CO 80221-3218

MARTINEZ JOHNNIE D AND  
MARTINEZ MARY JANE  
8177 VALLEJO ST  
DENVER CO 80221

MANZANARES JESUS AND  
MANZANARES DEBRA E  
7864 WYANDOT ST  
DENVER CO 80221-4243

MARTINEZ MANUEL SR AND CORRINE V  
2380 STACY DR  
DENVER CO 80221-4640

MARCHESO CATHELINE ANN  
2640 ELMWOOD LN  
DENVER CO 80221-3221

MARTINEZ NORMA  
7943 WYANDOT ST  
DENVER CO 80221

MARRS WILLIAM H AND  
MARRS MICHELE OWENS  
8030 BRYANT ST  
WESTMINSTER CO 80030-7207

MARTINEZ RICHARD  
2461 VALLEY VIEW DR  
DENVER CO 80221-3820

MARTINEZ RICHARD J JR  
2432 W 82ND PL UNIT E  
WESTMINSTER CO 80031-4007

MC KENNEY MARTHA A  
2491 VALLEY VIEW DR  
DENVER CO 80221

MASON RYAN S  
2422 W 82ND PL UNIT 1D  
WESTMINSTER CO 80031-4084

MC KINSTER SEAN R E AND  
MC KINSTER RONDA K  
2281 W 80TH PL  
DENVER CO 80221

MAYNARD ANITA R  
9715 QUAY LOOP  
WESTMINSTER CO 80021

MCELHINNEY MARIYA Y  
2552 W 82ND LN UNIT C  
WESTMINSTER CO 80031-8343

MAYNES CHRISTOPHER A AND  
MAYNES APRIL R  
8055 CLAY DR  
WESTMINSTER CO 80031-4180

MCELROY CASSIDY D/MICHAEL N AND  
MCELROY RONA R  
2428 W 82ND PL UNIT 2B  
WESTMINSTER CO 80031-4038

MAZZULLO MARGARET L AND  
MAZZULLO THOMAS B  
2422 W 82ND PL UNIT 2C  
WESTMINSTER CO 80031-4086

MCGINNIS TRAVIS AND  
MCGINNIS CHARLOTTE  
5390 W 80TH AVE  
ARVADA CO 80003-1925

MC CUNE DONALD ROY AND  
MC CUNE KENDRA JEAN  
8247 VALLEJO ST  
DENVER CO 80221-4669

MCGREGORY ISAIAH JAMES  
444 BANNOCK ST APT 4  
DENVER CO 80204-5177

MC DOWELL SHERYL RAE  
7991 FAIRVIEW AVE  
DENVER CO 80221-3807

MCNEW JOSHUA/BALLARD MARGARET M  
GUGEL TROY V  
2418 W 82ND PL UNIT B  
WESTMINSTER CO 80031

MC FARLAND ROBERT L  
8217 VALLEJO ST  
DENVER CO 80221-4621

MCWILLIAMS JUSTIN D  
2240 W 80TH PL  
DENVER CO 80221-3871

MC GROARTY SARALEE TRUST THE  
8580 N COUNTY LINE RD  
LONGMONT CO 80503-7881

MEDINA FRANCISCO AND  
MEDINA GABRIELA A  
8165 UMATILLA ST  
DENVER CO 80221-4617

MC KENNEY EDWIN L AND  
MC KENNEY DEMETRA L  
2201 W 82ND PL  
DENVER CO 80221

MEDINA ROBERT J  
2240 SHERRELWOOD DR  
DENVER CO 80221-4665



MEEHAN ESTHER M  
980 W 100TH DR  
NORTHGLENN CO 80260

MEZZALIRA FABIO  
7848 GREENLEAF LN  
DENVER CO 80221-3233

MEJIA MACEDONIO AND  
MEJIA LUZ ESTELA  
8339 VALLEJO ST  
DENVER CO 80221-4647

MILLER CALLAN C  
2420 W 82ND PL UNIT A  
WESTMINSTER CO 80031-4012

MELTON SHARON A  
8061 FLORADO ST  
DENVER CO 80221-3829

MILLER JOANNE E  
7925 VALLEJO ST  
DENVER CO 80221-3853

MELTON STACI  
2589 ELMWOOD LN  
DENVER CO 80221-3218

MILLER SHARON M  
2939 W 81ST AVE APT M  
WESTMINSTER CO 80031-4145

MENDEZ ALMA  
7913 WYANDOT ST  
DENVER CO 80221-3865

MIMBELA FRANCISCO  
2110 W 80TH PL  
DENVER CO 80221-3824

MENDOZA MIZAEAL AND  
MENDOZA YOZALETH  
2672 W 81ST AVE  
WESTMINSTER CO 80031

MITCHELL TERESA  
8080 DECATUR ST  
WESTMINSTER CO 80031-4171

MEOLA MATTHEW J AND  
MEOLA TRACY A  
2929 W 81ST AVE G  
WESTMINSTER CO 80031

MOFFETT ROBERT T  
8330 ZUNI ST NO. 120  
DENVER CO 80221-4674

MESSINGER SALLY ANNE  
2660 VALLEY VIEW DR  
DENVER CO 80221-3827

MOLONEY PAUL F AND  
MOLONEY ANNETTE C  
8071 CLAY DR  
WESTMINSTER CO 80031-4178

METHERD LARRY DEE  
2341 STACY DR  
DENVER CO 80221-4639

MONACO STREET PROPERTIES LLC  
PO BOX 271  
ENGLEWOOD CO 80151-0271

MEZA JUAN L  
8032 ZUNI STREET  
DENVER CO 80221

MONACO STREET PROPERTIES LLC  
333 W HAMPDEN AVE STE 520  
ENGLEWOOD CO 80110-2335

MONG BOYD M AND  
MONG NANCY V  
7875 VALLEJO ST  
DENVER CO 80221-4237

MORREY JEREMY  
4001 W 26TH AVE  
DENVER CO 80212

MONTERO CASSANDRA A AND  
MONTERO STEVE A  
2428 W 82ND PL UNIT 2D  
WESTMINSTER CO 80031-4038

MOSER KEVIN L  
2430 W 82ND PL NO. 1B  
WESTMINSTER CO 80031

MONTES MARIA  
8330 ZUNI ST APT 208  
DENVER CO 80221-4678

MUDGE LINDA LEE AND  
MUDGE DENNIS MICHAEL  
9040 FONTAINE ST  
DENVER CO 80260-5178

MONTOYA BERNARD JOHN  
2430 W 82ND PL UNIT 1G  
WESTMINSTER CO 80031-4043

MULLINS PATRICIA ANN AND  
MULLINS TERESA  
8311 WYANDOT STREET  
DENVER CO 80221

MONTOYA JADE L  
7893 WYANDOT ST  
DENVER CO 80221-3884

MUNDZ LEYVA JESUS A  
8070 FLORADO ST  
DENVER CO 80221-3830

MONTOYA LANETTE M  
2432 W 82ND PLACE UNIT C  
WESTMINSTER CO 80030

MUNIZ ROSELLE T  
2692 W 81ST AVE  
WESTMINSTER CO 80031-7213

MONTREUIL LINDA C  
2416 W 82ND PL UNIT A  
WESTMINSTER CO 80031-4003

MUNOZ MARIO GUTIERREZ  
8047 CLAY DR  
WESTMINSTER CO 80031

MORALES ISIDRO AND  
MORALES SERVANDO  
8042 ZUNI ST  
DENVER CO 80221

MURPHY MICHAEL D AND  
MURPHY CATHERINE R  
2422 W 82ND PL UNIT 3F  
WESTMINSTER CO 80031-4017

MORGAN ROBERT H AND  
MORGAN CAROL D  
PO BOX 350455  
WESTMINSTER CO 80035-0455

MURPHY MICHAEL P  
7941 CRESTVIEW LN  
DENVER CO 80221-3805

MORLOCK ADAM J  
2939 W 81ST AVE UNIT J  
WESTMINSTER CO 80031

MUTH MICHELLE L  
2422 W 82ND PL UNIT 3D  
WESTMINSTER CO 80031-4088

MY THREE SONS REAL ESTATE  
MANAGEMENT LLC  
2770 ARAPAHOE RD APT 132-2221  
LAFAYETTE CO 80026-8018

NELSON VICKIE L  
2081 WYANDOT DR  
DENVER CO 80221-3867

MYERS MARIA  
2933 W 81ST AVE UNIT A  
WESTMINSTER CO 80031

NEWCOMB CASSANDRA C  
7961 ZUNI ST  
DENVER CO 80221-3879

NAMANNY MARIAH  
8037 CLAY DR  
WESTMINSTER CO 80031-4180

NGUYEN AN AND  
HUYNH LINH  
2672 W 80TH WAY  
WESTMINSTER CO 80031

NASH RAYMOND E AND NASH SHARON L  
2939-E WEST 81ST AVE  
WESTMINSTER CO 80030

NGUYEN CINDY  
8061 DECATUR ST  
WESTMINSTER CO 80031-4173

NEBEL DONNA  
8164 VALLEJO ST  
DENVER CO 80221-4622

NGUYEN DUC H  
2673 W 80TH PL  
WESTMINSTER CO 80031-7217

NELSON CLIFFORD ROBERT  
2670 W 80TH WAY  
WESTMINSTER CO 80031

NGUYEN DUC V AND  
HOANG KINH T  
8090 BRYANT ST  
WESTMINSTER CO 80233

NELSON JENNIFER M AND  
CAVE JORDAN F  
2320 SHERRELWOOD DR  
DENVER CO 80221-4667

NGUYEN HAI THANH  
8041 CLAY ST  
WESTMINSTER CO 80030-4187

NELSON RYAN AND  
NELSON MEGHAN  
2630 W 80TH AVE  
DENVER CO 80221-3808

NGUYEN HANH THUC T  
8077 CLAY ST  
WESTMINSTER CO 80030-4187

NELSON STEVEN  
1732 ONEIDA ST  
DENVER CO 80220-1755

NGUYEN HOA XUAN AND  
NGUYEN TERESA HA  
8086 BRYANT STREET  
WESTMINSTER CO 80031

NELSON STEVEN L AND  
HEWEY JUDITH L  
2480 W 80TH AVE  
DENVER CO 80221-3802

NGUYEN JAMES K AND  
HA TUYET THI  
8081 BRYANT ST  
WESTMINSTER CO 80031-7206

NGUYEN KEVIN  
2436 W 82ND PL UNIT C  
WESTMINSTER CO 80031-4040

NGUYEN VINH  
8087 BRYANT STREET  
WESTMINSTER CO 80030

NGUYEN LOI QUI AND  
VO QUY NGOC  
8039 CLAY ST  
WESTMINSTER CO 80031-4187

NGUYEN YEN AND  
NGUYEN LAN THI  
5605 W 69TH AVE  
ARVADA CO 80003-4231

NGUYEN NANCY  
8026 BRYANT ST  
WESTMINSTER CO 80031-7207

NICHOLAS TERRY GORDON AND  
NICHOLAS AMY CLARE  
7940 VALLEY VIEW DR  
DENVER CO 80221-3847

NGUYEN NGAN  
8083 CLAY DR  
WESTMINSTER CO 80031-4176

NICKERSON JEREMY CRAIG AND  
NICKERSON DESIREE ALICE  
2660 W 80TH WAY  
WESTMINSTER CO 80031-4191

NGUYEN TAI AND  
NGUYEN LAN  
8227 VALLEJO ST  
DENVER CO 80221-4621

NISHIMOTO ALICE M  
2260 SHERRELWOOD DR  
DENVER CO 80221-4665

NGUYEN THANH VU AND  
THAI NGOC QUYNH  
7942 ZUNI STREET  
DENVER CO 80221

NIZIELSKI JEFFREY DONALD  
2221 W 82ND PL  
DENVER CO 80221-7709

NGUYEN THANH XUAN AND  
TRAN TRINH TUYET  
2697 W 80TH PL  
WESTMINSTER CO 80031-7217

NO ALANNA THI THANH  
2649 W 80TH PL  
WESTMINSTER CO 80031

NGUYEN THUONG THI  
8032 BRYANT ST  
WESTMINSTER CO 80031-7207

NOCELLA DARLENE A  
2430 W 82ND PL UNIT 2E  
WESTMINSTER CO 80031-4044

NGUYEN TRINA  
7850 FAIRVIEW AVE  
DENVER CO 80221

NORASAENG KHAMTANE AND  
NORASAENG SAENG  
7983 WYANDOT ST  
DENVER CO 80221-3865

NGUYEN TUAN ANH AND  
LAM TIEN HUYNH  
8067 CLAY DR  
WESTMINSTER CO 80031-4178

NORTHROP TERRY W  
7908 RALEIGH ST  
WESTMINSTER CO 80030-4478

NSPS LLC  
PO BOX 1547  
LOS ALAMOS NM 87544-8547

OMID SHAWN S AND OMID SANDRA L  
2680 VALLEY VIEW DR  
DENVER CO 80221-3827

NW DENVER LLC TRUSTEE UNDER THE  
8052 ZUNI STREET LAND TRUST  
PO BOX 21464  
DENVER CO 80221-0464

OROZCO GAMALIEL  
2141 W 80TH AVE  
DENVER CO 80221-3869

O BANNON CHERI R  
8096 BRYANT ST  
WESTMINSTER CO 80030-7201

ORTEGA LILIA DE LATRINIDAD  
4685 LINCOLN ST  
DENVER CO 80216-2723

O BRIEN JOHN/PRISCILLA TRUST THE  
122 NE 56TH ST  
NEWPORT OR 97365-1102

ORTEGA MARTIN  
7935 VALLEJO ST  
DENVER CO 80221-3853

O HARA MARILYN  
7886 VALLEJO ST  
DENVER CO 80221-3854

ORTIZ RICARDO  
994 THORNCREEK CT  
THORNTON CO 80241-3906

OCHOA J ASUNCION  
8214 VALLEJO ST  
DENVER CO 80221

OUM CHRECH  
7962 ZUNI ST  
DENVER CO 80221-3880

OKAMOTO ASHLEY M AND  
GAW CHRISTOPHER  
2550 W 82ND PL UNIT C  
WESTMINSTER CO 80031-8317

PADIA JOE L  
8054 CLAY DR  
WESTMINSTER CO 80030-4181

OLGUIN CATHERINE M  
2500 W 80TH AVE  
DENVER CO 80221-3800

PADILLA DANIEL  
8330 ZUNI ST NO. 124  
DENVER CO 80221-4691

OLIVER MARIA LUZ  
2180 W 80TH PL  
DENVER CO 80221-3824

PADILLA YVONNE R  
2860 W 80TH AVE  
DENVER CO 80221-3810

OLIVER VICTORIA ANN AND  
MAUL TODD ANTHONY  
2422 W 82ND PL UNIT 2G  
WESTMINSTER CO 80031-4086

PANORAMA POINTE LLP  
CAPSTONE REALTY ADVISORS ATTN HANNA BLDG  
999 SOUTH LOGAN ST NO 300  
DENVER CO 80209



PANORAMA POINTE SENIOR I 2010 LP  
999 S LOGAN ST NO 300  
DENVER CO 80209

PEREZ JESSE F AND PEREZ THERESA  
2830 W 80TH AVE  
DENVER CO 80221-3810

PANTOJA DELFINO FIGUEROA AND  
THOM ASHLEY R  
8321 WYANDOT ST  
DENVER CO 80221-4653

PERKEY KENDRA  
2430 W 82ND PL UNIT 2B  
WESTMINSTER CO 80031-4043

PARKER DEREK I AND  
PARKER RICHARD L  
2939 W 81ST AVE APT F  
WESTMINSTER CO 80031-4105

PERLMUTTER CHAD O  
2933 W 81ST AVE APT B  
WESTMINSTER CO 80031-4103

PARKS ADAM M AND PARKS JESSICA E  
7981 ROBIN LN  
DENVER CO 80221-3816

PERRY JACK PATRICK  
2381 STACY DR  
DENVER CO 80221-4639

PARKS KARMA NICHOLE  
2428 W 82ND PL UNIT 2E  
WESTMINSTER CO 80031-4038

PERRY SCOTT R  
2550 W 82ND PLACE UNIT D  
WESTMINSTER CO 80031

PARRISH JENNIFER AND  
PARRISH SUSAN K  
9715 WEST 59TH AVE NO. 301  
ARVADA CO 80004

PESSOA CRYSTAL  
2668 W 80TH WAY  
WESTMINSTER CO 80031-4192

PAULY LISA A  
7859 GREENLEAF LN  
DENVER CO 80221-3232

PESSOA EVELYN  
8061 BRYANT ST  
WESTMINSTER CO 80031-7205

PAYNTER HANNAH J AND  
PAYNTER JOSHUA TYLOR  
2430 W 82ND PL UNIT 1F  
WESTMINSTER CO 80031-4043

PESSOA RINOLDO M AND  
PESSOA EVA R  
8038 BRYANT ST  
WESTMINSTER CO 80031-7208

PEELEN MARY E  
2481 VALLEY VIEW DR  
DENVER CO 80221

PESTER BRADLEY K  
2635 W 80TH PL  
WESTMINSTER CO 80031

PEREZ HEATHER  
8060 CLAY DRIVE  
WESTMINSTER CO 80031

PETERSEN KRISSY JOY  
2428 W 82ND PL UNIT 1H  
WESTMINSTER CO 80031-4037

PETTY STEPHEN  
8085 CLAY ST  
WESTMINSTER CO 80031-4187

PILLAR OF FIRE  
1302 SHERMAN ST  
DENVER CO 80203-2247

PFM MANAGEMENT LLC  
11391 LEYDEN ST  
THORNTON CO 80233-5534

PLAZOLA CAIN  
4014 W 61ST PL  
ARVADA CO 80003-6710

PHAM DUNG AND NGO THANH TAM THI AND  
PHAM QUOC H  
7882 ZUNI ST  
DENVER CO 80221-3888

POST ISAAC K AND  
POST DONALD J  
8147 VALLEJO ST  
DENVER CO 80221-4621

PHAM HOA VAN AND  
NGUYEN LOAN THI  
8043 CLAY DRIVE  
WESTMINSTER CO 80031

PREMAN PAUL  
2509 ELMWOOD LN  
DENVER CO 80221-3218

PHAM PHU HUU AND  
PHAM TRUC KHUE  
8060 DECATUR ST  
WESTMINSTER CO 80031-4169

PRICE BARRY L  
2650 W 80TH AVE  
DENVER CO 80221-3808

PHAM SINH AND  
DANG YEH KIM  
8043 BRYANT ST  
WESTMINSTER CO 80030-7204

PRIM SAROEUM  
8041 DECATUR STREET  
WESTMINSTER CO 80031

PHAN LE THI AND  
TRAN TAM THANH  
8036 BRYANT ST  
WESTMINSTER CO 80031-7208

PTASZEK ROBERTA L AND PTASZEK HENRYK R  
AND ORTIZ LISA A  
7912 ZUNI ST  
DENVER CO 80221-3880

PHAN NU T AND  
NGUYEN TAI D  
8066 CLAY DR  
WESTMINSTER CO 80031-4179

PULIDO JOSE AND  
PULIDO ALICIA  
2120 VALLEY VIEW DR  
DENVER CO 80221-3877

PHEACH KOEUTH AND  
SATH MOM  
8031 CLAY DR  
WESTMINSTER CO 80030-4182

QUELCH GEOFF  
2939 W 81ST AVE APT A  
WESTMINSTER CO 80031-4105

PIERCE TONY L AND  
PIERCE BRIANA C  
2280 STACY DR  
DENVER CO 80221-4638

QUINLAN GARY L AND  
QUINLAN CYNTHIA L  
8045 CLAY ST  
WESTMINSTER CO 80030-4187

RAMIREZ FRANK J  
2428 W 82ND PL UNIT 1E  
WESTMINSTER CO 80031-4038

REDDICK JANE  
2564 W 82ND LN D  
WESTMINSTER CO 80031

RAMIREZ JEROME M AND  
RAMIREZ JANET F  
8234 VALLEJO ST  
DENVER CO 80221-7718

REED LOIS D  
8155 UMATILLA ST  
DENVER CO 80221-4617

RAMIREZ JUAN  
2551 VALLEY VIEW DR  
DENVER CO 80221-3822

REED WILMA M  
2540 VALLEYVIEW DR  
DENVER CO 80221

RAMIREZ MARIA  
2434 W 82ND PL UNIT F  
WESTMINSTER CO 80031-4042

REININGER AMBER LYNN  
7150 ORCHARD AVE  
FREDERICK CO 80504

RAMIREZ PATRICIA G  
8059 DECATUR ST  
WESTMINSTER CO 80030-4173

REITER BRADLEY D AND  
REITER DIANE M  
8194 VALLEJO ST  
DENVER CO 80221-4622

RAMON ALBERT J JR AND  
RAMON GEORGIA  
2380 SHERRELWOOD DR  
DENVER CO 80221-4667

RESSEL VINCE D AND  
RESSEL KATHLEEN A  
PO BOX 350451  
WESTMINSTER CO 80035-0451

RANDALL JEREMY S AND  
KIRKPATRICK SHANNON T  
7965 VALLEJO ST  
DENVER CO 80221

REZAEIKHAH KOBRA  
2401 VALLEY VIEW DR  
DENVER CO 80221-3820

RANGEL CHARLES  
3084 SIGNAL CREEK BLVD  
THORNTON CO 80241-1312

RICHARDSON ELEANOR  
2939 W 81ST AVE APT B  
WESTMINSTER CO 80031-4105

RAWSON RONALD B AND  
RAWSON KEVIN L  
2111 W 80TH AVE  
DENVER CO 80221

RICHARDSON ELLEN B  
2418 W 82ND PL NO. C  
WESTMINSTER CO 80030-4066

RAYMOND JOSEPH A JR AND  
RAYMOND RACHEL D  
7851 ZUNI ST  
DENVER CO 80221-4251

RICHASON ROY C AND  
RICHASON VERONICA R  
19060 KELLY PL  
DENVER CO 80249-7132

RICHTER SCOTT A  
10011 LOWELL WY  
WESTMINSTER CO 80031

ROCKWELL EDWIN M  
7898 GREENLEAF LN  
DENVER CO 80221-3233

RIDDLE JASON L  
2436 W 82ND PL UNIT A  
WESTMINSTER CO 80031-4040

RODRIGUEZ BETTY ANN  
7863 WYANDOT ST  
DENVER CO 80221-4242

RINGLEMAN GLORIA J  
2290 STACY DR  
DENVER CO 80221-4638

RODRIGUEZ IBARRA JESUS R AND  
RODRIGUEZ IBARRA EVANGELINA  
8240 ZUNI ST  
DENVER CO 80221-4656

RIVER ALLISON R  
8050 BRYANT ST  
WESTMINSTER CO 80031

RODRIGUEZ JUAN CARLOS SR AND  
RODRIGUEZ JUAN CARLOS  
2430 W 82ND PL UNIT 1H  
WESTMINSTER CO 80031-4043

RIVERA ANNETTE B AND  
RIVERA MARCOS  
2161 SHERRELWOOD BLVD  
DENVER CO 80221

RODRIGUEZ MARIA C  
8040 CLAY ST  
WESTMINSTER CO 80030-4188

ROACHO ALEXANDRA D  
2430 W 82ND PL UNIT 1A  
WESTMINSTER CO 80031-4043

RODRIGUEZ RICHARD AND  
RODRIGUEZ JOANNA  
8057 BRYANT ST  
WESTMINSTER CO 80031-7205

ROACHO DANIEL JR  
8074 CLAY DR  
WESTMINSTER CO 80031-4179

ROHLEDER RICHARD REVOCABLE TRUST  
7889 ELMWOOD LN  
DENVER CO 80221-3265

ROBINSON JOHN E AND  
ROBINSON ELIZABETH  
2600 W 82ND PL UNIT E  
WESTMINSTER CO 80031-8319

ROMERO BERNICE J/FERNANDO E AND  
ROMERO SUSAN J  
2081 VALLEY VIEW DR  
DENVER CO 80221-3855

ROBINSON LEE AND  
ROBINSON DEBORRAH E  
7930 FAIRVIEW AVE  
DENVER CO 80221-3811

ROMERO CHRISTINA LYNN AND  
ROMERO ALAN R  
8057 DECATUR ST  
WESTMINSTER CO 80031

ROCKHOLD BLAIR PRESTON  
2260 W 82ND PL  
DENVER CO 80221-7708

ROONEY DAVID M  
2416 W 82ND PL UNIT C  
WESTMINSTER CO 80031-4003

ROOSE JACOB E AND  
ROOSE AMBER M  
7923 WYANDOT ST  
DENVER CO 80221-3865

SALAZAR PRISCILLA  
2422 W 82ND PL UNIT 2A  
WESTMINSTER CO 80031-4086

ROOSE RODNEY E AND  
ROOSE SANDRA A  
7924 WYANDOT ST  
DENVER CO 80221-3866

SALTERN MATTHEW R  
2428 W 82ND PLACE UNIT 3D  
WESTMINSTER CO 80031

ROQUEMORE JARED AND  
ROQUEMORE HEATHER  
7920 CRESTVIEW LN  
DENVER CO 80221

SANCHEZ DANUARIO SR/SANCHEZ  
DANUARIO JR/SANCHEZ CARLA  
6850 JORDAN DR  
DENVER CO 80221-2509

ROSE MICHAEL W AND  
ROSE AMANDA E  
2552 W 82ND LN UNIT D  
WESTMINSTER CO 80031-8343

SANCHEZ DAVID J  
2081 W 80TH PL  
DENVER CO 80221-3823

ROUSE JERRY B AND  
ROUSE DEBORAH  
2620 W 80TH AVE  
DENVER CO 80221

SANCHEZ DELFINO AND  
DELEON VERONICA DIAZ  
8085 CLAY DR  
WESTMINSTER CO 80031-4176

ROYBAL LISA K  
8069 DECATUR COURT  
WESTMINSTER CO 80030

SANCHEZ LAURA  
7879 APPLEWOOD LN  
DENVER CO 80221-3203

RUIZ HERNANDEZ ARALLI GUADALUPE AND  
RUIZ HERNANDEZ MIGUEL  
7878 GREENLEAF LN  
DENVER CO 80221-3233

SANCHEZ LETICIA  
2941 W 81ST AVE APT C  
WESTMINSTER CO 80031-4106

RUIZ RALPH AND  
RUIZ PAULINE  
7873 WYANDOT ST  
DENVER CO 80221-4242

SANCHEZ PATRICIA M AND  
HERNANDEZ ADAM R  
7995 VALLEJO ST  
DENVER CO 80221-3853

SAENGAREE SIENGKHAM  
2654 W 80TH WAY  
WESTMINSTER CO 80031-4191

SANCHEZ VERONICA M  
7934 WYANDOT ST  
DENVER CO 80221

SALAS ISMAEL MARTINEZ  
7971 FAIRVIEW AVE  
DENVER CO 80221

SANDOVAL CARLOS X  
2434 W 82ND PLACE UNIT G  
WESTMINSTER CO 80031

SANDOVAL FREDRICK AND  
SANDOVAL RITA  
8028 BRYANT ST  
WESTMINSTER CO 80031-7207

SCHMITT ANDREW R AND  
EGGLESTON JEANNE M  
2671 W 80TH WAY  
WESTMINSTER CO 80031-4190

SANDOVAL GERARDO AND  
SANDOVAL ANA  
2360 STACY DR  
DENVER CO 80221-4640

SCHNEIDER BRAD  
2434 W 82ND PLACE UNIT C  
WESTMINSTER CO 80031

SANDOVAL KENNETH H AND  
SANDOVAL ANGELA M  
2600 W 82ND PL UNIT D  
WESTMINSTER CO 80031-8319

SCHOENBERGER SUELLEN  
2432 W 82ND PLACE UNIT B  
WESTMINSTER CO 80030

SANDOZ III THOMAS W AND  
CROWER WILLIAM M  
2416 W 82ND PLACE UNIT D  
WESTMINSTER CO 80030

SCHOLET THOMAS P AND  
SCHOLET KAREN J  
2720 W RIVERWALK CIR UNIT B  
LITTLETON CO 80123

SANTISTEVAN SYLVIA L  
2550 W 82ND PL UNIT F  
WESTMINSTER CO 80031-8317

SCHOOL DISTRICT NO.50  
C/O SANDRA MCCLURE  
7002 RALEIGH ST  
WESTMINSTER CO 80030-5996

SANTOS ASHTON H AND  
SANTOS PEARL L  
2280 W 82ND PL  
DENVER CO 80221-7708

SCHWINDT MARTIN  
3075 W FORD PL  
DENVER CO 80219-3414

SANTUAE CHRISTOPHER ALAN  
SANTUAE THEODORE A  
68900 FRANK SINATRA DRIVE  
RANCHO MIRAGE CA 92270

SEALES HENRY N JR AND  
SEALES NORA C  
7932 ZUNI ST  
DENVER CO 80221-3880

SAPP EDWARDA  
2428 W 82ND PL  
WESTMINSTER CO 80031-4037

SEARCY KAITLYN E  
2160 W 80TH AVE  
DENVER CO 80221-3864

SCAMBOS ALEXANDER TASO AND  
DICARO AUDRA VERONICA  
8058 CLAY DR  
WESTMINSTER CO 80031-4181

SELDERS MITCHELL  
2941 W 81ST AVE APT E  
WESTMINSTER CO 80031-4106

SCHASSBERGER RUTH J SURVIVORS TRUST THE  
19800 SW TOUCHMARK WAY APT 393  
BEND OR 97702-3407

SELKO JUSTIN M AND  
ROSEN HEATHER M  
7916 VALLEJO ST  
DENVER CO 80221-3854



SELLERS CATHERINE M  
8003 WYANDOT ST  
DENVER CO 80221-3851

SITTHISAY EDWARD  
2436 W 82ND PL UNIT F  
WESTMINSTER CO 80031-4040

SETTI ROSSANO AND  
SETTI CATERINA  
2501 VALLEY VIEW DRIVE  
DENVER CO 80221

SMITH CAMERON STANLEY  
2428 W 82ND PL UNIT 3F  
WESTMINSTER CO 80031-4038

SHELTON PATRICK  
5100 LEETSDALE DR APT 119  
DENVER CO 80246-8131

SMITH CAROL JEAN  
8013 WYANDOT ST  
DENVER CO 80221-3851

SHEPARD FRED M AND  
SHEPARD SHEILA  
8030 DECATUR ST  
WESTMINSTER CO 80031

SMITH VERNE M AND  
SMITH LYNN M  
7900 VALLEY VIEW DR  
DENVER CO 80221-3847

SHIMAMOTO KAREN  
2651 VALLEY VIEW DR  
DENVER CO 80221-3826

SMITH WALTER  
2432 W 82ND PL UNIT G  
WESTMINSTER CO 80031

SHOEMAKER DEBRA  
8157 VALLEJO ST  
DENVER CO 80221

SNYDER JEFFERY D AND  
SPAIN CONNIE S  
7973 WYANDOT ST  
DENVER CO 80221-3865

SIAMPHONE KHAM AND  
SIAMPHONE IN  
2220 W 80TH PL  
DENVER CO 80221-3871

SONMORE GARY L AND  
SONMORE EMILY S  
2658 W 80TH WAY  
WESTMINSTER CO 80030-4191

SILVA JOSE AND SILVA JOSE LUIS  
154 CISNE CIR  
BRIGHTON CO 80601-5322

SOTO ALBERTO JAIME  
2424 W 82ND PL UNIT B  
WESTMINSTER CO 80030

SIMMONS JAMES R AND  
SIMMONS DIANE D  
7857 ELMWOOD PL  
DENVER CO 80221-3224

SPENCER ROBERT W III AND  
SPENCER SARA J  
7867 ELMWOOD PL  
DENVER CO 80221-3224

SIPANYA THONGCHANH AND  
SIPANYA OUN  
2675 W 80TH WAY  
WESTMINSTER CO 80030-4190

SPERLE AMY  
2426 W 82ND PL UNIT F  
WESTMINSTER CO 80031-4085

SPILMAN STANLEY W II AND  
SPILMAN CATHRYN SUE  
2571 VALLEY VIEW DR  
DENVER CO 80221-3822

SUMMERFIELD AARON AND  
SUMMERFIELD JASON N  
8330 ZUNI ST UNIT 116  
DENVER CO 80221

SPOHR LYLE W AND  
SPOHR LORRAINE  
2434 W 82ND PL UNIT E  
WESTMINSTER CO 80031-4039

SUMMIT POINTE LLC  
3900 E MEXICO AVE STE 300  
DENVER CO 80210

STAFFORD MELANIE K  
2430 W 82ND PLACE UNIT 3D  
WESTMINSTER CO 80031

SUN CHAO YING  
8097 BRYANT ST  
WESTMINSTER CO 80030

STALLSWORTH CARL E AND  
STALLSWORTH SHERRI R  
8051 BRYANT ST  
WESTMINSTER CO 80030-7205

SUNDBERG CHRISTINE KIFER  
782 W 87TH PLACE  
DENVER CO 80260

STANHOPE DAVID AND  
ROSKOWFF CAROL M  
2428 W 82ND PL UNIT 1G  
WESTMINSTER CO 80031-4037

SUSTAD MARK C  
7889 APPLEWOOD LN  
DENVER CO 80221-3203

STRADER JERRY M AND  
STRADER KIMBERLEE ANN ZINK  
8080 BRYANT ST  
WESTMINSTER CO 80031

SWAN JAMIE S  
2220 WYANDOT DR  
DENVER CO 80221-3885

STUVEL BERNARD WESTON  
7885 VALLEJO ST  
DENVER CO 80221-3876

SWINARSKA ELIZABETH M  
2660 W 80TH PL  
WESTMINSTER CO 80030-4196

SUGG JANICE L AND  
MERDES SHIRLEY  
2428 W 82ND PL UNIT 3G  
WESTMINSTER CO 80031-4038

SZYMANSKI CHRISTOPHER  
8330 ZUNI ST APT 103  
DENVER CO 80221-4688

SUHARLI LIA DEBORAH  
8330 ZUNI STREET UNIT 212  
DENVER CO 80221

TAKAOKA SACHI HEALANI KALEIKAU  
2428 W 82ND PL UNIT 2A  
WESTMINSTER CO 80031-4037

SULLIVAN ANNA M  
2422 W 82ND PLACE UNIT 3H  
WESTMINSTER CO 80031

TANNER JILL A  
7880 VALLEY VIEW DR  
DENVER CO 80221-3849

TARDY RICHARD E  
2180 SHERRELWOOD DR  
DENVER CO 80221-4661

THIMYAN WANDA R  
7870 FAIRVIEW AVE  
DENVER CO 80221-3227

TARIN GARCIA EDUARDO ALEJANDRO AND  
GARCIA TARIN ALEJANDRA LYNNETTE  
2140 W 80TH AVE  
DENVER CO 80221-3864

THOMPSON DEAN  
8052 CLAY DR  
WESTMINSTER CO 80031-4102

TE SAVETH  
454 E 131ST AVENUE  
THORNTON CO 80241

THOMPSON LEONARD DALE AND  
THOMPSON RHEA AL  
8185 UMATILLA ST  
DENVER CO 80221-4617

TECUN STARR L  
2680 W 80TH AVE  
DENVER CO 80221-3808

TIEU CHAN AND TIEU LIEN NGOC  
8039 DECATUR ST  
WESTMINSTER CO 80031-7216

TERRY CATHLEEN JANE  
2933 W 81ST AVE APT D  
WESTMINSTER CO 80031-4103

TODD SHARON L  
2929 W 81ST AVE NO. K  
WESTMINSTER CO 80030-4144

THACKER JON  
2416 W 82ND PL UNIT F  
WESTMINSTER CO 80031-4003

TOMASEK JEFFREY E  
2430 W 82ND PLACE UNIT 1C  
WESTMINSTER CO 80031

THAO NENG AND  
LOR SOUA  
8088 CLAY DR  
WESTMINSTER CO 80031-4177

TRABANDT ERIC J  
8330 ZUNI ST APT 117  
DENVER CO 80221-4674

THAPA MANISH AND  
BASNET BINITA  
2696 W 80TH WAY  
WESTMINSTER CO 80031-4192

TRAN COREY  
8079 CLAY DR  
WESTMINSTER CO 80030-4176

THIEKING DAVID AND  
BURNS THIEKING MARY MAME  
7868 GREENLEAF LN  
DENVER CO 80221-3233

TRAN NGAN KIM AND  
DUONG VINH DINH  
8071 BRYANT ST  
WESTMINSTER CO 80031

THIENHUONG LLLP  
8358 W 62ND PL  
ARVADA CO 80004-3410

TRAN NGOCHA THI AND NGUYEN DUNG CHI  
8034 BRYANT ST  
WESTMINSTER CO 80030-7208

TRAN QUYEN  
8024 BRYANT ST  
WESTMINSTER CO 80031-7207

TRUJILLO SHARI  
7933 WYANDOT ST  
DENVER CO 80221-3865

TRAN TAM THANH THI  
8023 BRYANT ST  
WESTMINSTER CO 80031-7202

TSOU MANG-HUA AND  
YAU HONG-CHEUNG  
2685 W 80TH PL  
WESTMINSTER CO 80030-7217

TRAN TRUNG  
7858 GREENLEAF LN  
DENVER CO 80221-3233

TUCKER CELESTE R  
8330 ZUNI STREET UNIT 224  
DENVER CO 80221

TRANS -WESTERN MANAGEMENT GROUP INC  
12853 W 80TH PL  
ARVADA CO 80005-2961

TULAU CAM AND  
TRAN QUYNH NHU  
8053 DECATUR ST  
WESTMINSTER CO 80030-7216

TRETO EMILIA AND  
TRETO JUAN  
8175 UMATILLA ST  
DENVER CO 80221

TUZIN ENTERPRISES LLC  
10200 W 44TH AVE APT 803  
WHEAT RIDGE CO 80033-2837

TREVINO ERIKA H  
8330 ZUNI ST UNIT 111  
DENVER CO 80221

TWIGGS VIVIAN  
7951 VALLEY VIEW DR  
DENVER CO 80221-3846

TRUJILLO MARY M AND  
TRUJILLO JOSEPH D  
2666 W 80TH WAY  
WESTMINSTER CO 80031

ULIBARRI JUDITH K  
2640 VALLEY VIEW DR  
DENVER CO 80221-3827

TRUJILLO MIKE A REVOCABLE LIVING TRUST &  
TRUJILLO ISABEL R REVOCABLE LIVING TRUST  
10656 URA LN  
DENVER CO 80234-3660

VALDEZ JESUS ANTONIO BURGOS  
7849 APPLEWOOD LN  
DENVER CO 80221-3203

TRUJILLO ROBERT J III AND  
TRUJILLO JOYCE M  
2261 STACY DR  
DENVER CO 80221-4637

VALDEZ TIM EDWARD  
8330 ZUNI STREET NO. 210  
DENVER CO 80221

TRUJILLO ROBERT LARRY AND  
TRUJILLO ELSIE ELAINE  
2140 VALLEY VIEW DR  
DENVER CO 80221-3877

VALENZUELA REYES  
8330 ZUNI ST APT 207  
DENVER CO 80221-4678

VAN ARSDALE PAUL C  
2550 W 80TH AVE  
DENVER CO 80221

VERSACE CECILIA CHIRINOS  
2422 W 82ND PL UNIT 3C  
WESTMINSTER CO 80031-4088

VANG JOHN AND XIONG SEE  
8038 CLAY ST  
WESTMINSTER CO 80030-4188

VIGIL RONALD R AND  
VIGIL JEANETTE H  
2241 W 80TH AVE  
DENVER CO 80221-3817

VANMETER TIMOTHY R  
819 TINCUP TERRACE  
BAILEY CO 80421

VILLA MARIA INC  
C/O MERCY HOUSING  
PO BOX 112819  
CARROLLTON TX 75011

VARGAS AMINDRA  
8072 ZUNI STREET  
DENVER CO 80221

VILLALOBOS CARLOS  
8204 VALLEJO ST  
DENVER CO 80221-7718

VASILOPOULOS ANASTASIA  
2625 W 82ND LN UNIT B  
WESTMINSTER CO 80031-8339

VILLESCAS MARTIN A/JENNIFER M AND  
VILLESCAS MARTIN A II  
2422 W 82ND PL UNIT 3B  
WESTMINSTER CO 80031-4088

VASQUEZ PAUL A AND  
VASQUEZ LA VONNE M  
8035 CLAY DR  
WESTMINSTER CO 80031

VINCENT JAMES L AND VINCENT MILDRED H  
AND LEICHT JESSE A  
2041 SHERRELWOOD DR  
DENVER CO 80221-4657

VAZIRABADI MORTEZA  
2428 W 82ND PLACE UNIT 1C  
WESTMINSTER CO 80031

VON JAROLIM VLASTA AND  
SANFIORENZO FRANK  
8035 BRYANT ST  
WESTMINSTER CO 80031-7204

VAZQUEZ EDGAR R ROJAS  
2580 VALLEY VIEW DR  
DENVER CO 80221-3825

VONBANK MARY ANN  
11093 ZEPHYR ST  
BROOMFIELD CO 80021-2632

VEITH STACY AND  
VEITH LLOGAN  
2321 STACY DRIVE  
DENVER CO 80221

VU MAI T  
8030 CLAY ST  
WESTMINSTER CO 80031-4188

VELASQUEZ FLINT E AND  
VELASQUEZ MARTHA L  
2490 VALLEY VIEW DR  
DENVER CO 80221-3821

VU MUOI VAN AND  
NGUYEN TUYET THI KIM  
8022 ZUNI ST  
DENVER CO 80221-3882

WAGNER GARY L/GENEVRA A FAMILY TRUST  
9430 NEWTON ST  
WESTMINSTER CO 80031-3172

WEBB GREGORY EDDY TRUSTEE  
5436 E 113TH PL  
DENVER CO 80233-2812

WAHAB JAIMY-ANN C  
2436 W 82ND PL NO G  
WESTMINSTER CO 80031-4040

WEBB MARSHA E  
5436 E 113TH PL  
DENVER CO 80233-2812

WALDRON PATRICK J AND  
WALDRON MICHAEL T  
8330 ZUNI ST APT 118  
DENVER CO 80221-4674

WEHNER WANDA/ORBLOM ASHLEY M AND  
STEELE JUDY LYNN  
7868 APPLEWOOD LN  
DENVER CO 80221-3204

WALKER WILLIAM M AND  
BAER RYAN S  
2110 VALLY VIEW DR  
DENVER CO 80221-3877

WEINBERGER JOHN S AND  
WEINBERGER DORIANNE  
8254 VALLEJO ST  
DENVER CO 80221-7718

WALLACE DUANE EARL  
2200 STACY DR  
FEDERAL HEIGHTS CO 80221

WEINRAUCH LAURA G  
2422 W 82ND PL UNIT 1F  
WESTMINSTER CO 80031-4084

WARREN BERKLEIGH M  
2600 W 82ND PL UNIT F  
WESTMINSTER CO 80031-8319

WELLS FARGO BANK NA  
3476 STATEVIEW BLVD  
FORT MILL SC 29715-7200

WARSOP JENNIFER LYNN  
2600 W 80TH AVE  
DENVER CO 80221-3808

WELTON TIMOTHY J  
8330 ZUNI ST APT 221  
DENVER CO 80221-4677

WASHBURN HEATHER A AND  
SAMUELS GLENN E  
7960 CRESTVIEW LN  
DENVER CO 80221-3806

WERNER LAUREN AND  
HIGGINS-RICE NOAH  
8053 WYANDOT ST  
DENVER CO 80221-3851

WATSON JAMES K AND WATSON RITA  
8056 DECATUR ST  
WESTMINSTER CO 80030-4169

WERNER NANCY L  
2121 WYANDOT DR  
DENVER CO 80221-3886

WEBB GREGORY E  
5436 E 113TH PL  
DENVER CO 80233-2812

WESTMINSTER HOUSING AUTHORITY  
4800 W 92ND AVE  
WESTMINSTER CO 80030



WHITE LARRY AND  
WHITE LORRIE  
7864 ELMWOOD PL  
DENVER CO 80221-3225

WILSON SAMUEL T AND  
WILSON LOIS  
2599 ELMWOOD LN  
DENVER CO 80221-3218

WHITE TRACIE L  
10944 LARRY DRIVE  
NORTHGLENN CO 80233

WILSON SEAN ANTONIO  
2422 W 82ND PL UNIT 2D  
WESTMINSTER CO 80031-4086

WHITELOW IDA P  
2428 W 82ND PL UNIT 1I  
WESTMINSTER CO 80031-4037

WINGO TAWNEY K AND  
WINGO VICTORIA B  
2428 W 82ND PL UNIT 3H  
WESTMINSTER CO 80031-4038

WHITTINGTON ELFRIEDE M  
2140 SHERRELWOOD DR  
DENVER CO 80221-4661

WINTERLAND PHILIP  
8059 CLAY DR  
WESTMINSTER CO 80031-4180

WILKOWSKI JANET F AND  
VAN DERA KKRISTINE  
2564 W 82ND LN UNIT A  
WESTMINSTER CO 80031-8341

WINTERS PAUL F  
967 E 111TH PL  
DENVER CO 80233-3176

WILLIAMS BLAKE  
8083 WYANDOT ST  
DENVER CO 80221-3851

WISNER JAMES R JR AND WISNER PAMELA A  
2469 ELMWOOD LN  
DENVER CO 80221-3216

WILLIAMS GLORIA J  
7901 VALLEY VIEW DR  
DENVER CO 80221-3846

WOLD KAREN A  
8055 DECATUR ST  
WESTMINSTER CO 80030-4173

WILLIAMS H CLAYTON AND  
HOUSER-WILLIAMS DORIS  
18904 EAST PROGRESS AVE  
CENTENNIAL CO 80015

WOLFF COURTNEY AND WOLFF LORRAINE  
8053 CLAY DR  
WESTMINSTER CO 80030-4180

WILLIAMS TIMOTHY RAY AND  
WILLIAMS LINDA CAROL  
2121 W 80TH AVE  
DENVER CO 80221-3869

WOOD JEREMIAH J AND  
WOOD ALISON M  
8174 VALLEJO ST  
DENVER CO 80221-4622

WILSON MARK T AND  
WILSON KATIE S  
8046 BRYANT ST  
WESTMINSTER CO 80031-7210

WOOLEY RICHARD A  
2400 W 80TH AVE  
DENVER CO 80221-3802

YCHIM ERIC  
7877 ELMWOOD LN  
DENVER CO 80221-3265

ZIESKE MONICA AND  
ZIESKE MICHAEL  
1747 FRONT ST  
BILLINGS MT 59101-8949

YOON JUNG BOO AND  
YOON JUNG JA  
2689 W 80TH WAY  
WESTMINSTER CO 80030-4190

ZIMMER DELBERT E AND  
ZIMMER DONNA L  
8331 WYANDOT ST  
DENVER CO 80221-4653

YOUNG ASHLEY AND  
YOUNG STEVEN  
8038 CLAY DR  
WESTMINSTER CO 80031-4181

ZUMWALDE JOHN P AND  
ZUMWALDE DANIEL J  
8330 ZUNI ST APT 218  
DENVER CO 80221-4677

YOUNG DENNIS E AND YOUNG JONI M  
2680 W 81ST AVE  
WESTMINSTER CO 80030-7213

YOUNG RONALD E  
2800 W 80TH AVE  
DENVER CO 80221-3810

YOUNG STEVEN D  
2521 VALLEY VIEW DR  
DENVER CO 80221-3822

YU XIN QI  
2310 HARMONY PARK DRIVE  
WESTMINSTER CO 80234

ZAMORA MICAH D AND  
ZAMORA DESSA S  
2490 W 80TH AVE  
DENVER CO 80221-3802

ZHANG BING R  
8033 BRYANT ST  
WESTMINSTER CO 80031

ZHU JINHUA AND  
CHEN DAN  
13621 PLASTER CIR  
BROOMFIELD CO 80023-8201