



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NO.: PRC2017-00003

CASE NAME: Adams County Fire Station # 11 Project

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

December 5, 2017

CASE No.: PRC2017-00003		CASE NAME: Adams Fire Station # 11 Project	
Owner's Name:	School District No. 50		
Applicant's Name:	Adams County Fire Protection District		
Applicant's Address:	8055 North Washington Street, Denver, CO 80229		
Location of Request:	1740 Jordan Drive		
Nature of Request:	1) Comprehensive Plan Amendment to change the designation from Parks and Open Space to Public, 2) Rezoning from R-1-C to Public Lands (PL), & 3) Minor Subdivision Replat to create 2 lots from one lot		
Zone District:	Residential-1-C (R-1-C)		
Site Size:	9.8052 acres		
Proposed Uses:	Elementary School & Fire Station		
Existing Use:	Elementary School		
Comprehensive Plan:	Parks and Open Space		
Hearing Date(s):	PC: November 30, 2017 / 6:00 p.m.		
	BOCC: December 5, 2017/ 9:30 a.m.		
Report Date:	November 15, 2017		
Case Manager:	Emily Collins <i>EAC</i>		
Staff Recommendation:	Approval with 18 findings of fact, 1 Condition Precedent, & 1 Condition		

SUMMARY OF PREVIOUS APPLICATIONS

The subject property was platted in 1956 as part of the Perl Mack Manor 3rd Filing Re-subdivision of Blocks 10 and 11.

On April 20, 2016, the Board of Adjustment approved a variance to allow a proposed fire station building to be 42 feet in height where the maximum permitted height in the designated zone district (R-1-C zone district) is 25 feet (case# VSP2016-00058).

SUMMARY OF APPLICATION

Background

The applicant, Adams County Fire Protection District, is requesting a Comprehensive Plan amendment to change the future land use designation from Parks and Open Space to Public; a rezoning from Residential-1-C (R-1-C) to Public Land (PL); and a minor subdivision to create two lots on the property. The applicant intends to construct a new fire station on one of the proposed lots. Specifically, the fire station will be located on the southern lot (lot 2). This lot is approximately 4.56 acres. According to the applicant, the proposed fire station will be a multi-purpose building for uses including training and sleeping of fire personnel, vehicle storage, and areas to clean equipments. Currently, a portion of the property is developed as an elementary school (F.M. Day Elementary School). The remainder of the site is used as a sports field.

Comprehensive Plan Amendment and Goals of the Comprehensive Plan

Adams County's Comprehensive Plan designates the subject site as Parks and Open Space. Per Chapter 5 of the County's Comprehensive Plan, primary uses in this future land use category are public parks, trails, and open space. In addition, the primary objectives of the Parks and Open Space areas are to provide land for recreation and enjoyment, provide areas for wildlife, and preserve especially sensitive, beautiful, or historic areas. The Adams County Parks and Open Space Department reviewed the subject request and stated the County has no plans to develop a park or trails on the site.

The applicant is requesting to change the future land use designation from Parks and Open Space to the Public future land use designation. This request is to allow rezoning of the property to be consistent with the Comprehensive Plan designation. Per Chapter 5 of the County's Comprehensive Plan, the Public future land use designation includes very large public land uses such as the Front Range Airport, as well as other government, quasi-government and some nonprofit facilities such as schools, colleges, and government offices. The primary purpose of the Public future land use designation is to provide appropriate sites for government services. The intended use of the property for a fire station will provide emergency services to protect the health, safety, and welfare of the surrounding residents and developments. The existing elementary school on the other half of the property (proposed lot 1) will also provides a public service to the surrounding community. The use of the property for a fire station and the existing elementary school will be consistent with the goals of the Public future land use designation.

The properties surrounding the subject site are designated as Urban Residential future land use. Per Chapter 5 of the County's Comprehensive Plan, the Urban Residential future land use category is intended for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. Urban Residential areas are intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities. Urban residential areas may include supporting neighborhood commercial uses designed to serve the needs of nearby residents. The proposed change in future land use designation from Parks and Open Space to Public will be compatible with the surrounding area and future land use designation. The change will allow development of a fire station to provide an urban service to the surrounding neighborhood.

Development Standards and Regulations Requirements

Rezone:

The site is currently zoned as Residential Single-Family (R-1-C). Per the County's Development Standards and Regulations, the purpose of the R-1-C zone district is to serve exclusively as a single-family district for smaller home sites and smaller homes. The subject property has never been utilized for a residential purpose and has been developed as an elementary school since 1957. The applicant is requesting to rezone the property from R-1-C to Public Lands. Section 3-29 of the Adams County Development Standards and Regulations establishes requirements for development in the Public Lands, Parks, Open Space, and Facilities (PL) zone district. Per the Development Standards, the purpose of the PL zone district is to protect established public lands and to provide an area in the County for location of parks, public open space, government buildings and facilities, schools and school grounds, quasi-public buildings and facilities, and related open space. Per Section 4-08-02-07 of the County's Development Standards, fire stations are classified as Public Service Use (emergency service buildings or garages) and are a permitted use in the PL zone district.

Rezoning and developing the property as a fire station, as well as continuing to use the northern portion of the property as a school will not result in negative impact to the surrounding developments or neighborhood. The general impacts for using the property as a fire station would be minimal, as the facility will generally operate without creating excessive noise or negative impacts. According to the applicant, the fire district will not use the truck sirens in the immediate residential development when responding to fire emergency calls. In addition, developing the property as a fire station will not be out of character with the area. The proposed use will be an addition to basic amenities supporting residential and other uses in the area.

Minor Subdivision:

Per Section 2-02-18 of the County's Development Standards and Regulations, the applicant is requesting approval of a major subdivision (final plat) to allow the existing 9.805 acre property to be divided into two lots. The proposed request conforms to the criteria for approval for a final plat outlined in Section 2-02-18-03-05 of the County's Development Standards. These standards include conformance to the subdivision design standards, evidence of adequate water and sewer supply, adequate drainage improvements, and adequate public infrastructure to support the development.

Per Section 5-03-03 of the County's Development Standards and Regulations, subdivision plats and lot dimensions are required to conform to requirements of the zone district in which the property is located. In addition, all lots created by a subdivision shall have access on a County maintained right-of-way. The subject property is proposed to be rezoned to Public Lands, Parks, Open Space, and Facilities (PL) district. Per Section 3-29-07 of the Adams County Development Standards and Regulations, there are no minimum lot size requirements or lot width requirements in the PL zone district. The proposed lot 1 will consist of 5.2 acres. This lot will contain the existing school developed on the property. The proposed lot 2 will consist of 4.562 acres and will be developed as the fire station. Both of the lots will have a minimum of 400 feet of road frontage along a public street. The proposed lot 1 has frontage along Jordan Drive to the

north and Samuel Drive to the east. The proposed lot 2 has frontage along Samuel Drive to the north, Pecos Street to the east, and West 69th Avenue to the south. Each of these two lots conforms to the minimum requirements for development in the PL zone district.

Section 3-29 of the Development Standards outlines setback requirements for the PL zone district. These standards include the following:

- 30 feet front setback; 20 feet rear setback; and 20 feet side setback
- 50 feet setback from an arterial road right-of-way and 80 feet from a section line arterial road right-of-way

Each of the proposed lots conforms to the PL zone district requirements. The applicant's preliminary site plan, although not a required review documents with the subject request, show the plan complies with all minimum setback requirements outlined in Section 3-29 of the County's Development Standards and Regulations.

In accordance with Section 2-02-18 of the Development Standards, demonstration of adequate water supply and sewage disposal to service the development is required for approval of a final plat. North Pecos Water and Sanitation District reviewed the application and confirmed their ability to provide water and sewer services to support the development. The Colorado Division of Water Resources also reviewed a water supply plan submitted with the application and had no concerns with the plan (See Exhibit 4.3). All proposed drainage facilities in the development have also been reviewed and approved by the County's Development Services Engineering. The Development Engineering staff also reviewed all proposed public infrastructure associated with the development and determined all required public infrastructure such as curb, gutter, and sidewalk to support the development have been provided.

Subdivision Improvement Agreement (SIA):

Per Section 5-02-05 of the County's Development Standards and Regulations, a Subdivision Improvements Agreement (SIA) is required with approval of a final plat. The SIA is for public improvements including curb, gutter, and sidewalk that will be constructed in the proposed subdivision. The SIA is required to address the manner and timing of the completion of all improvements, including responsibility for payment of the costs of improvements associated with the development. Staff has reviewed the SIA for the proposed subdivision and determined the proposed agreement complies with the County's Development Standards and Regulations.

Currently, there is curb, gutter, and sidewalks constructed along Samuel Drive. Improvements required for the development of the property include curb, gutter, and sidewalk along Jordan Drive and West 69th Avenue. The proposed SIA requires all improvements to be installed prior to issuance of the Certificate of Occupancy (CO) for the fire station building. In addition, the applicant is required to provide collateral in the amount of \$104,900.04 as a security assurance for construction of the required improvements. In accordance with the SIA, no construction or building permits shall be issued until all required collateral has been provided and approved by the County.

Site Characteristics:

The subject site is located southwest of Pecos Street and Samuel Drive and has frontage on Jordan Drive, Samuel Drive, Pecos Street, and West 69th Avenue. Currently, there is an existing elementary school located on the northern half of the site and a sports field located on the southern half of the site. The elementary school has access on Jordan Drive. The proposed fire station would be located on the southeastern corner of the site, the section currently developed as the sports field. Access to the fire station would be from Samuel Drive and West 69th Avenue.

Surrounding Zoning Designations and Existing Use Activity:

Northwest R-1-C Single-Family	<u>North</u> R-1-C & C-5 Single-Family & Commercial Strip Mall	Northeast C-5 Retail Strip Mall & Car Repair
West R-1-C Single-Family	Subject Property R-1-C Elementary School	East C-1 & C-3 Commercial & Single- Family home
Southwest R-1-C Single-Family	South PUD Commercial & Light Industrial Uses (mini- storage)	Southeast C-1 Office

Compatibility with the Surrounding Land Uses:

The properties to the north, northwest, and west of the site are developed with residential uses. The properties to the south, east, and northeast are developed with commercial and light industrial uses. The existing use of the property as a school and a proposed fire station is compatible with the majority of the surrounding commercial and residential uses. In addition, the proposed fire station is located approximately 330 feet from the closest residential structure. The intent of the setback of the station from the nearest residential building is to minimize impacts such as noise that could occasionally result from operating fire trucks.

Staff Recommendation:

Based upon the application, the criteria for approval of a comprehensive plan amendment, rezoning, and a minor subdivision (final plat) approval, and a recent site visit, staff recommends approval of this request with eighteen findings-of-facts, 1 Condition Precedent, & 1 Condition.

Planning Commission Update:

The subject request was scheduled to be considered by the Planning Commission (PC) on November 9, 2017; however, the request could not be considered due to inadequate number of Commissioners present at the meeting. The case includes a request for a comprehensive plan amendment which requires consideration by the full seven-member board. However, only six members were able to attend the meeting on November 9th and therefore could not consider the case. The case has been re-scheduled for November 30, 2017. Staff will include an update of the PC hearing to the BoCC hearing presentation on December 5, 2017.

Findings of fact:

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations.
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The Comprehensive Plan amendment is consistent with the goals and policies of the Adams County Comprehensive Plan.
6. The Comprehensive Plan amendment is consistent and/or compatible with the land use, transportation, and open space maps in the Adams County Comprehensive Plan.
7. The Comprehensive Plan amendment advances the health, safety, and welfare of the citizens and property owners of Adams County.
8. The final plat is consistent and conforms to the approved sketch plan.
9. The final plat is in conformance with the subdivision design standards.
10. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
11. The applicant has provided evidence that provision has been made for a public sewage disposal system and, if other methods of sewage disposal are proposed, adequate evidence that the system complies with state and local laws and regulations.
12. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
13. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
14. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through

cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.

15. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.
16. The final plat is consistent with the purposes of these standards and regulations.
17. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
18. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

Conditions of Approval;

Condition Precedent:

1. Prior to the Board of County Commissioner's hearing, the applicant shall submit the final executed Subdivision Improvements Agreement to staff.

Condition of Approval:

1. No construction permits shall be issued until all required collateral associated with the SIA is provided and approved by County staff.

PUBLIC COMMENTS

Property Owners Notified	Number of Responses
279	1

As of writing this report, staff has received one response from the notifications sent to property owners within 800 feet of the subject site. This person expressed opposition to the request and stated that development of the site as a fire station may result in increase of property taxes to surrounding residence. The applicant responded to this concern and stated they do not anticipate any immediate financial impacts to the existing residents. The existing residents will likely benefit from reductions in their homeowner's insurance rates due to the proximity of the fire station.

COUNTY AGENCY COMMENTS

Adams County Development Services Engineering

Adams County Development Services Engineering and the County's right-of-way staff reviewed the request and had no outstanding comments.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

Responding without Concerns:

CDOT

Colorado Division of Water Resources

Colorado Geological Survey

Hyland Hills Park and Recreation District

Tri-County Health Department

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Century Link

Colorado Division of Wildlife

Comcast

Crestview Water and Sanitation

Metro Wastewater Reclamation

North Pecos Water and Sanitation

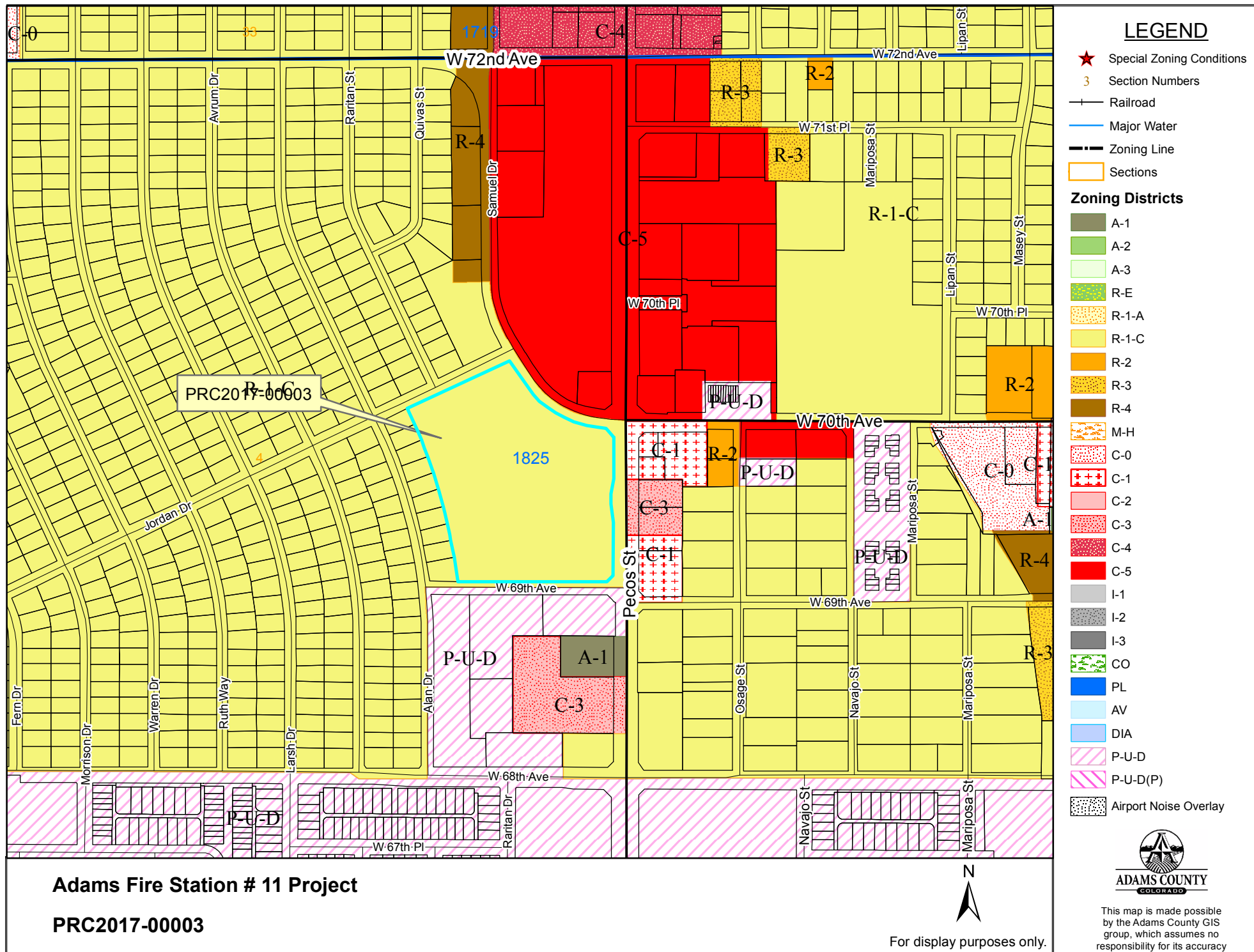
Perl Mack Neighborhood Group

RTD

USPS

West Adams Soils

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

Adams Fire Station # 11 Project

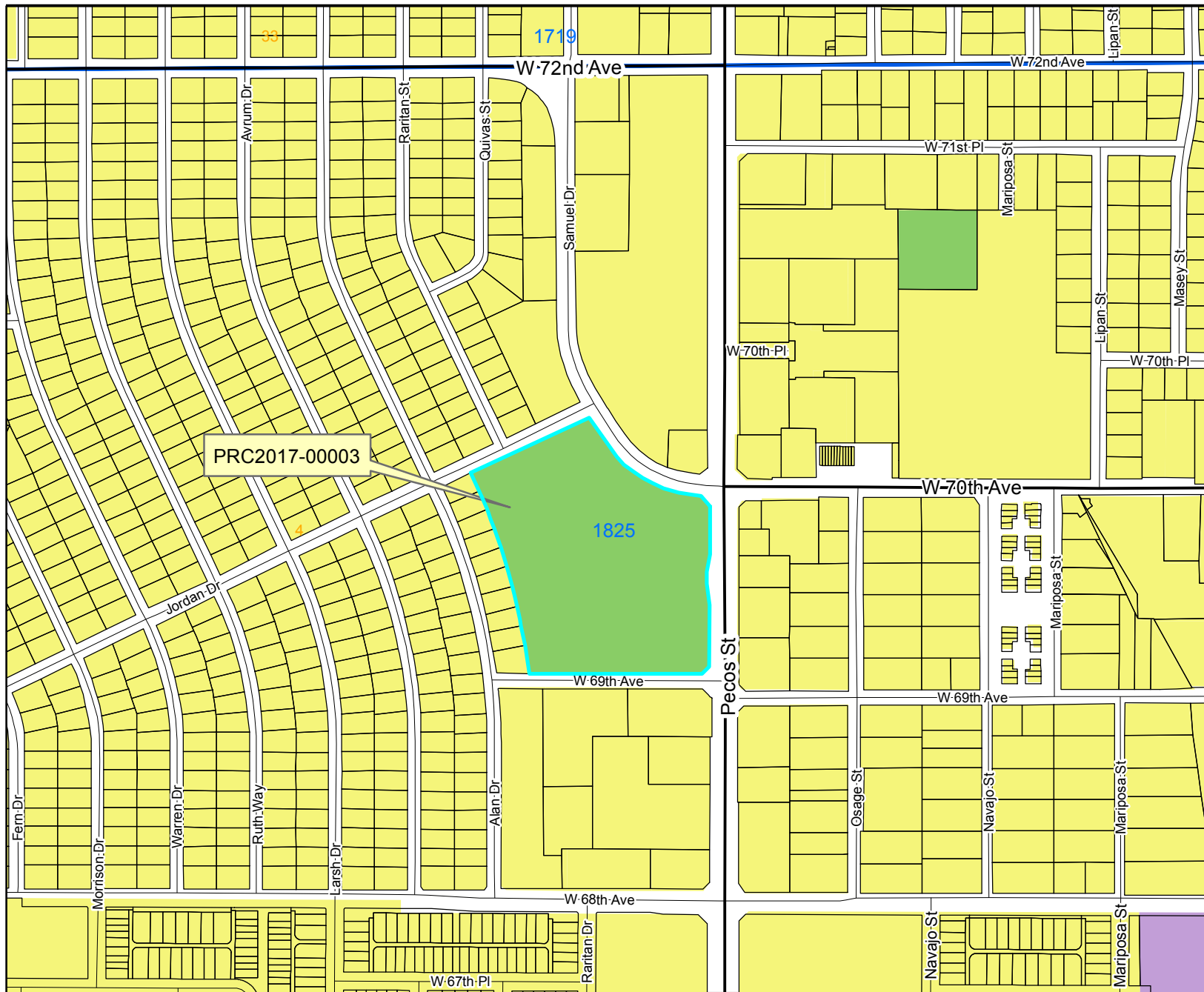
PRC2017-00003



For display purposes only.



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



LEGEND

- ★ Special Zoning Conditions
- 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

Adams Fire Station # 11 Project

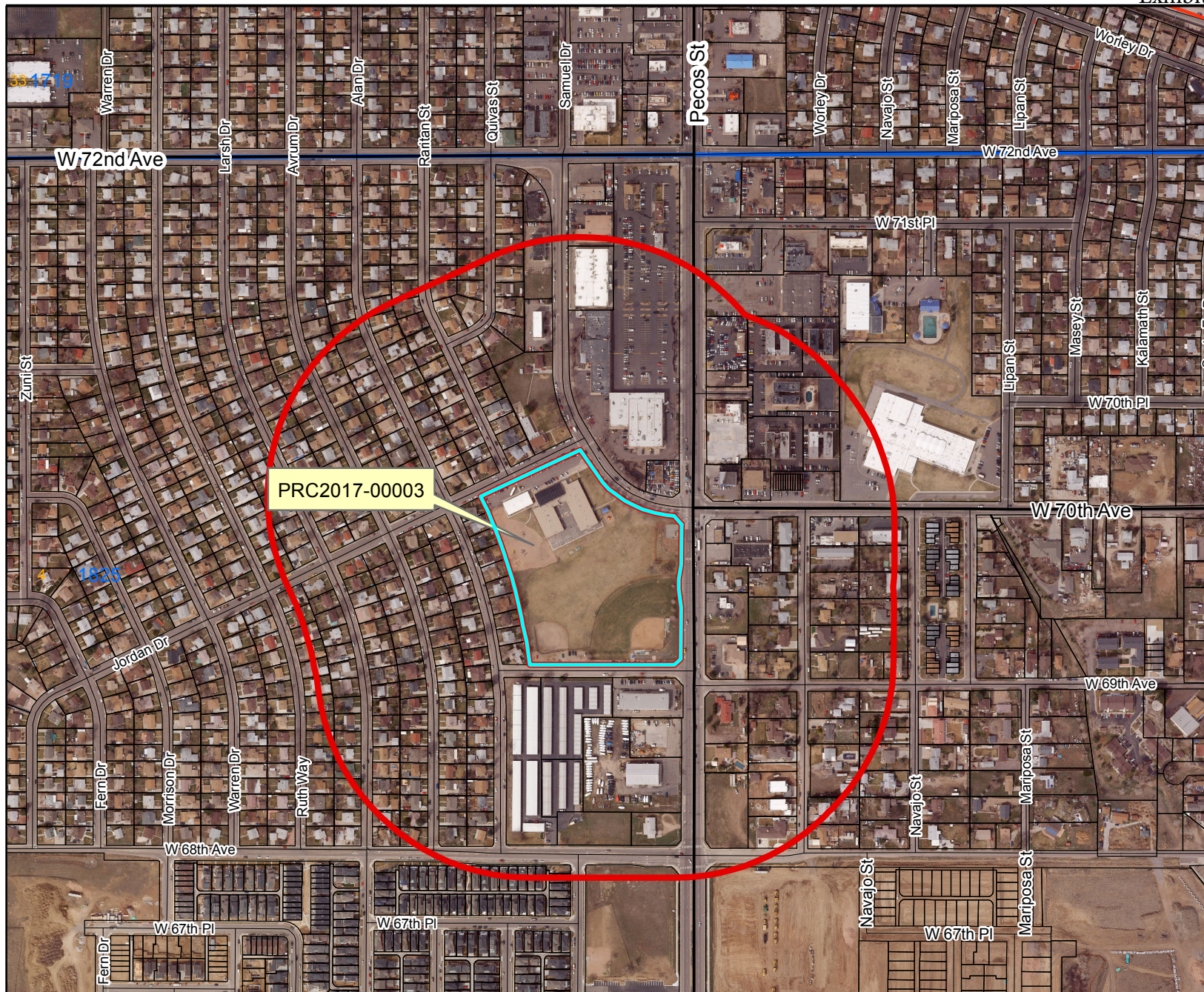
PRC2017-00003



For display purposes only.



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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

Adams Fire Station # 11 Project

PRC2017-00003



For display purposes only.



ADAMS COUNTY
COLORADO

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group, which assumes no
responsibility for its accuracy

Station 11 Project (F.M. Day School)

The Adams County Fire Protection District Station 11 project consists of procuring 4.5 acres from the Westminster Public School District ("School District") property at 1740 Jordan Drive ("Jordan Property"). In order to purchase the property, it must be sub-divided from the remaining property owned by the School District.

Adams County Fire Protection District ("ACFPD") recently merged with Southwest Adams County Fire. The purpose of this merger was to collaborate and consolidate community tax dollars to provide a more effective and proficient emergency services to our citizens, property and business owners. Station 11 is a result of careful planning and research of our standard of coverage utilizing the current station locations and our now joint District maps. The Jordan Property is a prime location for better response times and service to our taxpayers. Purchasing the Jordan Property will also play a major part into our re-evaluation with ISO (which may decrease property insurance for our taxpayers) and will assist us with our efforts to become accredited nationally.

ACFPD intends to build a station large enough to have 5 drive through apparatus bays which will house an Engine, Ladder Truck, one or two Medic units, and the Battalion Chief. This new station will have the first fully staffed Ladder Truck company. Our department always cross staffed the Engine and Ladder Truck in the past but the consolidation efforts are making this a reality. The Station will have living quarters as well as a community room with approximate seating for 50. This community room will be available to our community HOA groups, Board meetings, and will serve as an additional training rooms for the crews.

We hope to have non-emergent traffic access from Samuel Drive to maximize the drive through bays and plan to utilize 69th Ave for emergency response. In connection with our efforts to secure appropriate water, we have learned that Crestview is a dead end on 69th Avenue. Denver water and our Fire District will require a looped system for the new station as it would for any business developing this corner. Crestview water does not have that capability as they do not have any water lines in Pecos street. However, North Pecos water has that capability and we plan to exclude from the Crestview Water District to enable us to secure water and sewer from North Pecos Water to meet the Fire Code and other requirements of Adams County.

BLOCK 11, PERL MACK MANOR THIRD FILING

REPLAT OF BLOCK 11, RESUBDIVISION OF BLOCKS 10 AND 11, PERL-MACK MANOR THIRD FILING

LOCATED IN THE NW OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.

COUNTY OF ADAMS, STATE OF COLORADO

PRC2017-00003

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL PEOPLE BY THESE PRESENTS THAT SCHOOL DISTRICT NO. 50 C/O SANDRA MCCLURE BEING THE OWNER, MORTGAGEE OR LIEN HOLDER OF CERTAIN LANDS IN ADAMS COUNTY, STATE OF COLORADO, LOCATED IN THE BLOCK 11, RESUBDIVISION OF BLOCKS 10 AND 11, PERL-MACK MANOR THIRD FILING, EXCEPT ANY PORTION OF SUBJECT PROPERTY FOR ROADS AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 24, 1990 IN BOOK 3722 AT PAGE 333, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 11; THENCE ALONG A 2010.00 FOOT CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 18°40'19" AND A CHORD BEARING N16°18'55"W A DISTANCE OF 652.14 FEET) AN ARC LENGTH OF 655.04 FEET TO A POINT ON THE SOUTH LINE OF JORDAN DRIVE; THENCE N64°49'43"E ALONG SAID SOUTH LINE A DISTANCE OF 408.75 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAMUEL DRIVE; THENCE S32°20'59"E ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 77.66 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE AND ALONG A 394.64 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 54°10'29" AND A CHORD BEARING S59°26'14"E A DISTANCE OF 359.40 FEET) AN ARC LENGTH OF 373.14 FEET; THENCE S44°04'46"E A DISTANCE OF 35.81 FEET TO A POINT ON THE WEST LINE OF PECOS STREET; THENCE ALONG SAID WEST LINE FOR THE FOLLOWING FIVE (5) COURSES: 1) S00°01'40"E DISTANCE OF 150.04 FEET; 2) S10°45'49"W A DISTANCE OF 76.31 FEET; 3) S00°03'03"W A DISTANCE OF 16.00 FEET; 4) S11°15'14"E A DISTANCE OF 71.39 FEET; 5) S00°02'53"W A DISTANCE OF 197.99 FEET; THENCE S45°00'00"W A DISTANCE OF 28.14 FEET TO THE NORTH LINE OF 69TH AVENUE; THENCE N89°38'00"W ALONG SAID NORTH LINE A DISTANCE OF 542.30 FEET TO A POINT OF CURVATURE, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING 427,948 SQUARE FEET OR 9.824 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF BLOCK 11, PERL MACK MANOR THIRD FILING AND DO HEREBY DEDICATE TO THE PUBLIC, ADAMS COUNTY, SCHOOL DISTRICT, OWNERS AND FUTURE OWNERS OF THIS SUBDIVISION THE EASEMENTS AND STREETS FOR PURPOSES SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____ A.D.,
20____

(OWNER, MORTGAGEE, OR LIEN HOLDER)

ACKNOWLEDGEMENT

STATE OF COLORADO)
)ss
COUNTY OF _____)

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____ 20____.

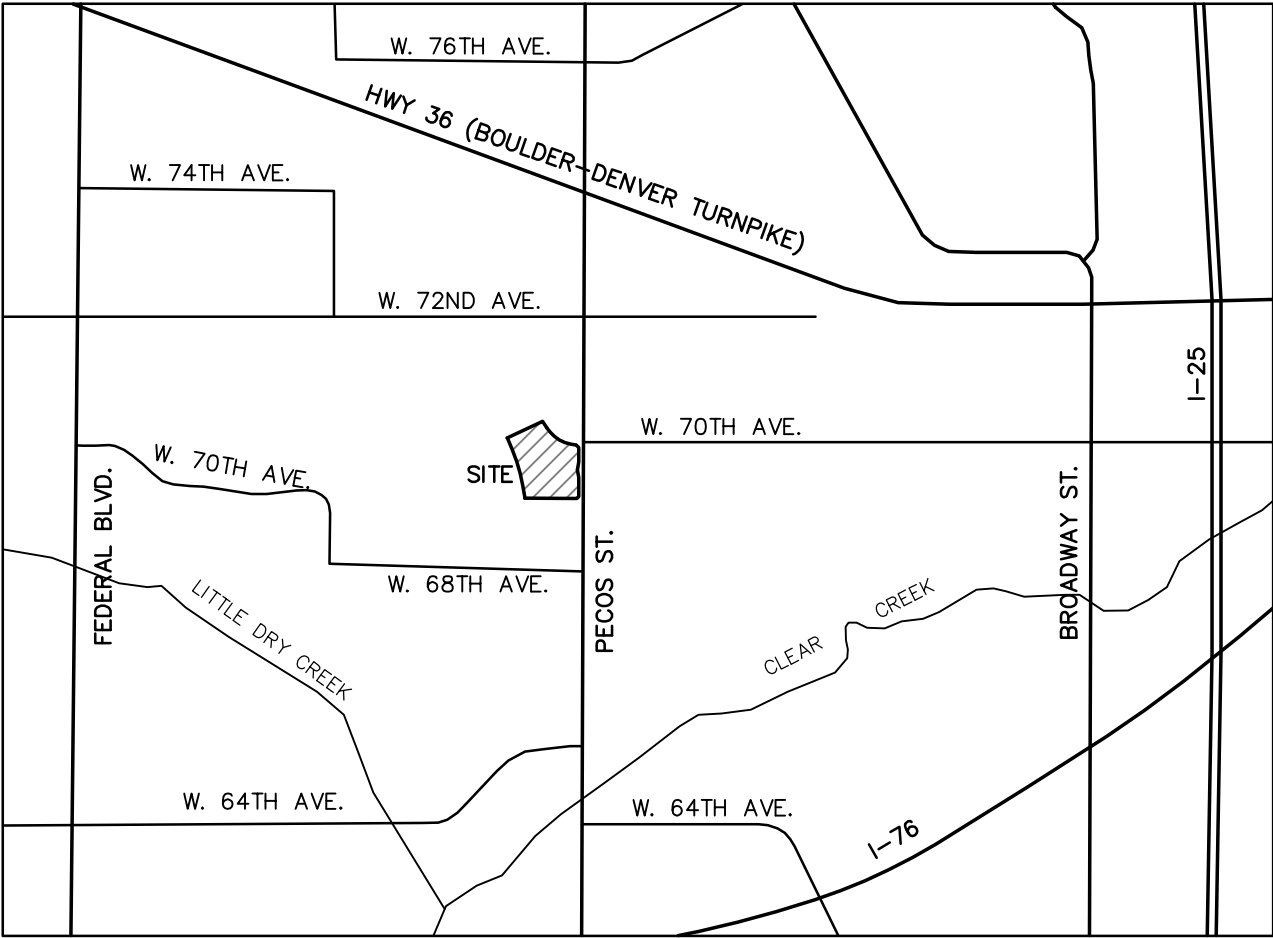
BY _____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

MY ADDRESS IS: _____

THE NOTARY SEAL SHALL BE AFFIXED AS NEAR AS PRACTICABLE TO THE ACKNOWLEDGEMENT.

VICINITY MAP:
1"=2000'



PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION

ON THE _____ DAY OF _____, 20____

BY: _____
(CHAIR)

BOARD OF COUNTY COMMISSIONER'S APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONER'S

ON THE _____ DAY OF _____, 20____

BY: _____
(CHAIR)

CLERK AND RECORDER'S CERTIFICATE:

THIS FINAL PLAT MAP WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY

CLERK AND RECORDER IN THE STATE OF COLORADO AT ____ _M

ON THE _____ DAY OF _____, 20____

IN BOOK NO. _____ PAGE _____ RECEPTION No. _____

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

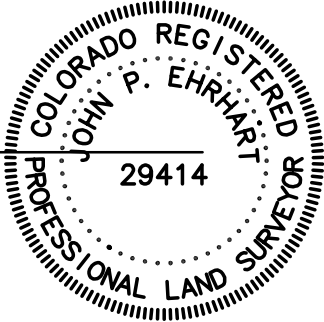
NOTES:

- 1) BASIS OF BEARINGS: N0°02'53"E (ASSUMED) ALONG THE EAST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 4, MONUMENTED AS SHOWN HEREON.
- 2) BENCHMARK: NGS Y 452 2003 - STEEL ROD IN CONCRETE SLEEVE, LOCATED IN COMMISSIONERS PARK, W 76TH AVE., ELEVATION = 5319.71' (NAVD 88, GEOID 12B)
- 3) LINEAL UNITS USED ARE U.S. SURVEY FEET.
- 4) SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY , COLORADO AND INCORPORATED AREAS, MAP NUMBER 08001C0584H, REVISED MARCH 5, 2007.
- 5) HERITAGE TITLE COMPANY, COMMITMENT NUMBER 451-H0434230-044-CNA, AMENDMENT NO. 2, DATED JUNE 9, 2017, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 6) ALL RIGHT-OF-WAY AND LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF RESUBDIVISION OF BLOCKS 10 AND 11, PERL-MACK MANOR THIRD FILING FILED WITH THE ADAMS COUNTY RECORDERS OFFICE IN FILE 10, MAP 188. PREVIOUS SURVEYS USED IN THE PREPARATION OF THIS SURVEY INCLUDE: RIGHT OF WAY PLAT FOR PECOS STREET DATED 7/12/91 IN BOOK 1, PAGE 2690, AND LSP DATE 11/10/03 IN BOOK 1, PAGE 2431.
- 7) THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ACCESSED TO THE PROPERTY OWNERS.
- 8) THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. _____.
- 9) TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
- 10) LOT 2 IS SUBJECT TO AN ADDITIONAL RIGHT OF WAY TAKE SHOWN HEREON FILED FOR RECORD WITH THE ADAMS COUNTY CLERK AND RECORDER AT BOOK 3722 PAGE 333.
- 11) 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 SURVEYOR'S STATEMENT SHOWN HEREON.

SURVEYOR'S STATEMENT:

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND ADAMS COUNTY.

JOHN P. EHRHART
COLORADO P.L.S. #29414
EHRHART LAND SURVEYING, LLC
P.O. BOX 930, ERIE, CO 80516
(303) 828-3340



FILE NO. _____

MAP NO. _____

RECEPTION NO. _____

EHRHART
LAND SURVEYING

P.O. Box 930 • Erie, Colorado 80516
(303) 828-3340 www.coloradols.com



PROJECT NO.
S155086

DATE: 9/18/17

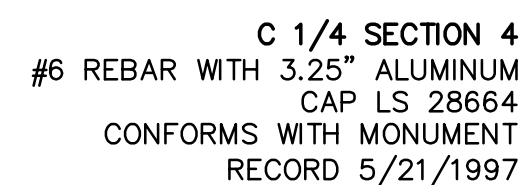
DRAWN BY: JPE

SHEET: 1 OF 2

PRC2017-00003


 NORTH
 SCALE: 1" = 80'


- FOUND #5 REBAR WITH 1.5" ALUMINUM CAP, ILLEGIBLE — UNLESS NOTED
- ◎ FOUND #5 REBAR AND CAP, EHRHART LS 29414
- SET #5 REBAR AND CAP, EHRHART LS 29414
- ⊕ SECTION CORNER AS DESCRIBED
- ⊕ FOUND CHISELED "+"
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE

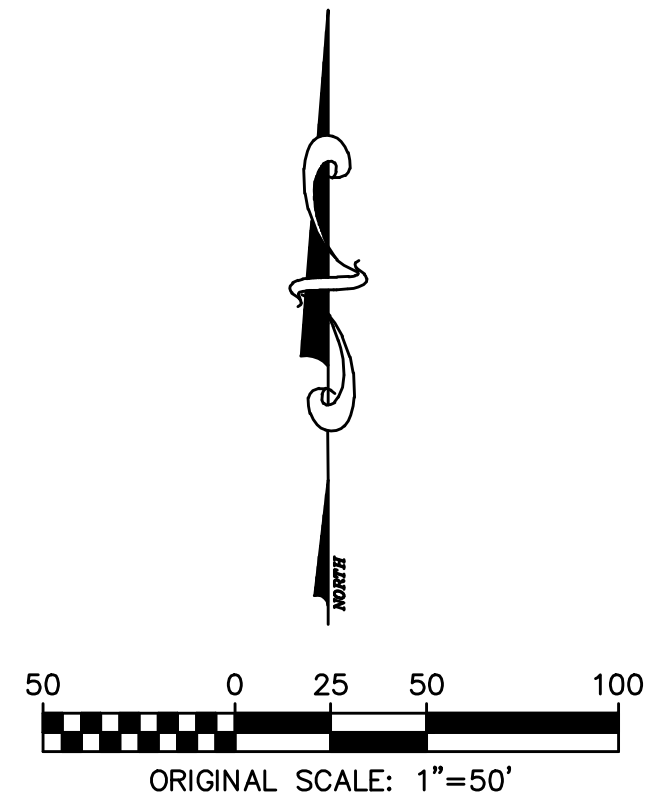


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(303) 828-3340 www.coloradols.com

PROJECT NO.	
S155086	
DATE:	9/18/17
DRAWN BY:	JPE
SHEET:	2 OF 2

ADAMS COUNTY FIRE STATION #11

JOB NO	DATE	CAD NO	SHEET NO
246-70	9/18/17	24670BASE	4 OF 13



SUBDIVISION IMPROVEMENT AGREEMENT

THIS AGREEMENT is made and entered into by and between Adams County, Colorado (the “County”) and the Adams County Fire Protection District (the “District”), a political subdivision of the State of Colorado.

WHEREAS, Westminster Public Schools, formerly known as Adams County School District 50, a school district of the State of Colorado (“School District”) is the owner of real property in the County of Adams, State of Colorado, including that real property further described in “Exhibit A” attached hereto, and by this reference made a part hereof (the real property described in Exhibit A shall be hereinafter referred to as the “Property”).

WHEREAS, the School District desired to subdivide certain real property that includes the Property in order to convey the Property to the District, which intends to construct a new fire station (the “Fire Station”) on the Property.

WHEREAS, the Board of County Commissioners for Adams County, Colorado, has adopted a resolution authorizing the subdivision of real property including the Property and conditioned upon the District’s agreement to enter into a written agreement with the County to repair any broken or damaged sections of curb, gutter, and/or sidewalk, and to install new sections of curb, gutter, and/or sidewalk where such public improvements are not presently located around the perimeter of the Property that is adjacent to a public roadway. This scope of work is described in more detail in “Exhibit B” attached hereto, and by this reference made a part hereof.

NOW, WHEREFORE, in consideration of the foregoing, the parties hereto expressly promise, covenant, and agree as follows:

1. **Engineering Services.** The District shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on “Exhibit B.”
2. **Drawings and Estimates.** The District shall furnish drawings and cost estimates for all improvements described and detailed on “Exhibit B” for approval by the County provided that such approval shall not be unreasonably withheld. Upon request by the County, the District shall furnish one set of reproducible “as built” drawings and a final statement of construction costs to the County.
3. **Construction.** The District shall furnish and construct, at its own expense and in accordance with drawings and any other materials approved or provided by the County, the improvements described and detailed on “Exhibit B.”
4. **Time for Completion.** The improvements detailed on “Exhibit B” shall be completed on or before the date that the District completes construction of the Fire Station. The County’s issuance of a certificate of occupancy for the Fire Station shall be, in part, conditioned on the District’s completion of all improvements detailed on

“Exhibit B.” The County may, for good cause shown, grant an extension of time for the completion of any part of the improvements detailed in “Exhibit B.” Any such extension shall be in writing.

5. **Guarantee of Compliance.** The District shall furnish to the County one letter of credit or other acceptable bond as collateral. Such collateral shall be releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be in the amount of \$104,900.04, which includes the total estimated cost of the improvements detailed in “Exhibit B” plus a 20 percent administration fee and 5 percent inflationary adjustment, consistent with section 5-02-04 of the Adams County Development Standards and Regulations. Upon completion of the improvements detailed on “Exhibit B” and preliminary acceptance of the improvements by the Director of Public Works, the collateral shall be released to the District. Completion of said improvements shall be determined solely by the County, and a reasonable part of said collateral, up to 20%, may be retained to guarantee maintenance of the public improvements for a period of one year from the date of completion.

No building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners, and until the final plat has been approved and the improvements described in “Exhibit B” have been preliminarily accepted by the Department of Public Works.

6. **Dedication of Public Right-of-Way.** Once completed, the improvements detailed on “Exhibit B” shall be conveyed to the County as further specified in the final plat to be recorded as a further condition to the County’s approval of the subdivision of the real property owned by the School District that includes the Property.
7. **Successors and Assigns.** This agreement shall be binding upon any successors, grantees, and/or assigns of the District.
8. **Governmental Immunity.** Nothing in this Agreement is intended to be, and shall not be construed as, a waiver of the limitations on damages or any of the privileges, immunities, or defenses provided to, or enjoyed by, the County or the District, or its directors, officers, employees, volunteers, or agents, under common law or pursuant to statute, including but not limited to the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*
9. **Non-Appropriation.** All direct and indirect financial obligations of the County or the District under this Agreement are subject to appropriation, budgeting, and availability of funds to discharge such obligations, under applicable statutes. No provision of this Agreement shall be construed or interpreted: (i) to directly or indirectly obligate the County or the District to make any payment in any fiscal year in excess of amounts appropriated by the County or the District for any such fiscal year; or (ii) as creating a debt or multiple fiscal year direct or indirect debt or other financial obligation whatsoever, of the County or the District within the meaning of

Article X, Section 20 of the Colorado Constitution or any other constitutional or statutory limitation or provision.

ADAMS COUNTY FIRE PROTECTION DISTRICT

ADAMS COUNTY

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____, 2017

Date: _____, 2017

EXHIBIT A

(Description of the Property)

The real property located at 1740 Jordan Drive, Adams County, Colorado, 80221, more particularly described as follows:

LOT 2, AMENDED PLAT, BLOCK 11, PERL MACK MANOR THIRD FILING REPLAT OF BLOCK 11. RESUBDIVISION OF BLOCKS 10 AND 11. PERL MACK THIRD FILING LOCATED IN THE NW OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO.

EXHIBIT B

(Description of Improvements)

CONSTRUCTION ITEM	QTY	UNIT	UNIT COST	TOTAL COST	NOTES
Remove Concrete, Walk and Entry Ramps	1,423	SF	\$1.00	\$1,423.00	South Side of Jordan
Sawcut Asphalt in school parking lot	405	LF	\$2.00	\$810.00	South Side of Jordan
Sawcut Asphalt	410	LF	\$2.00	\$820.00	South Side of Jordan
Combo Curb & Gutter and Walk	410	LF	\$45.00	\$18,421.00	City Detail, Jordan Drive
Sawcut Asphalt	75	LF	\$2.00	\$150.00	North Side of 69th
Vertical Combo Curb & Gutter and Walk	305	LF	\$41.00	\$12,505.00	North Side of 69th
Handicap Ramps w/ Metal ADA Insert	8	EA	\$1,950.00	\$15,600.00	
Concrete Crosspans	1,400	SF	\$8.00	\$11,200.00	North Side of 69th
Asphalt to Connect to new gutter pans	1	LS	\$5,000.00	\$5,000.00	North Side of 69th
12" Gate Valve	1	EA	\$2,900.00	\$2,900.00	Pecos
12" x6" Swivel tee	1	EA	\$4,500.00	\$4,500.00	Pecos
6" DIP Fire Line	177	LF	\$25.00	\$4,425.00	West of Pecos
FH Assembly	1	EA	\$5,500.00	\$5,500.00	Incl 6" Gate Valve
Subtotal				\$83,254.00	

Administration
(20%)

\$16,650.80

Subtotal = \$99,904.80

Inflation (5%)

\$4,995.24

GRAND TOTAL

\$104,900.04

SEMPLE, FARRINGTON & EVERALL, P.C.

ATTORNEYS AT LAW

THE CHANCERY BUILDING, SUITE 1308
1120 LINCOLN STREET
DENVER, COLORADO 80203
TELEPHONE (303) 595-0941 FAX (303) 861-9608

November 29, 2016

Via Email

Elizabeth Poole Woodward
Ireland Stapleton Pryor & Pascoe, PC
717 17th Street, Suite 2800
Denver, CO 80202

*Re: Application for Comprehensive Zone Amendment, Rezoning, and Subdivision
Applications Related to the Subdivision of F.M. Day Property*

Dear Ms. Duke:

Our office represents Westminster Public Schools ("WPS"). WPS authorizes the Adams County Fire Protection District to apply for and work with Adams County to obtain the Comprehensive Zone Amendment, Rezoning and Subdivision necessary to accomplish the subdivision of the F.M. Day property in accordance with the purchase agreement between WPS and the Fire District dated May 5, 2015.

Sincerely,



Holly Ortiz

cc. Dr. Pamela Swanson
Dr. James Duffy

S:\Adams50\FM Day Real Estate\duke ltr authorizing Comprehensive Zone Amendment application.docx

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Development Review Team Comments

Date: 5/24/2017

Project Number: PRC2017-00003

Project Name: Adams Fire Station 11

Note to Applicant:

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

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 05/01/2017

Email: jblair@adcogov.org

No Comment

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 05/08/2017

Email: jblair@adcogov.org

Complete

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 05/10/2017

Email: glabrie@adcogov.org

Resubmittal Required

ENG1; The 5% inflation rate in the cost estimate of Exhibit B was not calculated correctly. The 5% should have been multiplied to the product of the cost estimate total and the 20% contingency factor. The 5% fee should have been calculated to be \$3,742.68 and the total estimated amount should have been \$78,596.28.

ENG2: Construction plans are required to be submitted to Adams County for the public improvements described in Exhibit B.

ENG3: The drainage plans are required to show the cross sections of the proposed channel on the site at 50' intervals. The plans shall also show cross sections of the proposed roadway on the site at 50' intervals. A cross section of the detention pond to include slope, depth, water elevations and freeboard is also required to be shown on the design plans.

ENG4; A maintenance plan is required to be submitted to Adams County for the review and approval of the proposed swale and detention pond. The applicant is required to get the approved maintenance plan recorded at the Clerk and County Recorder's Office.

ENG5: The applicant is required to create drainage easements for the proposed drainage facilities on site. All drainage easements and maintenance access points identified on plans shall also be included on the final plat.

ENG6: The installation details for the erosion and sediment control BMPs are required to be shown on the drainage plans.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 05/05/2017

Email: jrutter@adcogov.org

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 05/16/2017

Email: aclark@adcogov.org

Complete

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 05/03/2017

Email: aclark@adcogov.org

No Comment

Commenting Division: Planner Review

Name of Reviewer: Chris LaRue

Date: 05/24/2017

Email: clarue@adcogov.org

Resubmittal Required

PLN1. Request is for: 1) Rezoning from R-1-C to Public Lands (PL), 2) Comprehensive Plan Amendment to change the designation from Parks and Open Space to Public, & 3) Subdivision Replat to create 2 lots from one lot

PLN2. Site is zoned R-1-C. Per Section 3-13-01 the purpose of the Residential-1-C District is to serve exclusively as a single-family district for smaller home sites and smaller homes.

PLN3. Site is located in the Parks and Open Space future land use. The primary uses in this category are public parks, trails and open space. In most cases, land uses in this category will be open to the public. Development is limited to recreational facilities and maintenance and other facilities that serve the site.

PLN4. The original subdivision is substantially modified and/or additional lots are created. This is processed as a minor subdivision.

PLN5. Per Section 2-02-18-01 a minor subdivision shall only be used to divide parcels of less than twenty (20) acres into four (4) or fewer lots. All engineering to include street construction and drainage plans shall be approved prior to scheduling a final plat for public hearings.

PLN6. With the submittal of the Final Plat the developer shall enter into a Subdivision Improvements (SIA) Agreement with the County and provide a security bond for all public improvements (See Section 5-02-05). Improvements can include, but are not limited to curb, gutter, sidewalk, and drainage improvements. Hearings will not be scheduled until the SIA is complete and final collateral submitted. Comments on the SIA are included with these comments.

PLN7. Per Section 4-08-02-07 fire stations are considered a Public Service Use (Emergency service buildings or garages).

PLN8. Rezoning the new lots to Public Lands, Parks, Open Space, and Facilities District (PL) would allow both a fire station and the school as permitted uses. Section 3-28-01 states the purpose of the Public Lands, Parks, Open Space, and Facilities District is to protect established public lands and to provide an area in the County for location of parks, public open space, government buildings and facilities, schools and school grounds, quasi-public buildings and facilities, and related open space.

PLN9. Please review Section 2-02-13. A comprehensive plan amendment would require a public hearing before both the Planning Commission and the Board of County Commissioners.

PLN10. Per Section 2-02-08, 2-02-18-03-04, & 2-02-13-05 the Board of County Commissioners is the final decision authority to review and approve/deny a subdivision, CUP, or rezoning request. Per the noted sections the requests are reviewed by the Planning Commission as well. All requests require two public hearings.

PLN11. Physical standards in the PL zone district include the following:

- a. 30 feet front setback, 20 feet rear setback; and 20 feet side setback.
- b. The minimum setback for structures in a PL District from an arterial right-of-way shall be 50 feet except a section line arterial right-of-way where the minimum setback shall be 80 feet.
- c. Maximum height is limited to that of the adjacent zone district (same as R-1-C). A variance was previously approved to accommodate this restriction.

PLN12. Per Section 2-02-08, 2-02-18-03-04, & 2-02-13-05 the Board of County Commissioners is the final decision authority to review and approve/deny a subdivision, CUP, or rezoning request. Per the noted sections the requests are reviewed by the Planning Commission as well. All requests require two public hearings.

PLN13. Please provide an update on the status of the water and sewer provisions for the proposed use. The submitted explanation indicates the site is within the Crestview Water District. However, it is further, it is further stated the property would opt out of Crestview and enter the North Pecos Water District.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 05/12/2017

Email: mhillje@adcogov.org

Resubmittal Required

Please see Edocs # 5588203 & 5588201 for saved comments and markups. These should be attached to this case as well.

ROW1) ROW dedication for Pecos Street can be done by subdivision plat. Please include the 10' ROW dedication on plat (and it should be a part of the lot)

ROW2) Please note that 10' of ROW dedication will put your proposed building setback too close to Pecos St (arterial road), which requires a 50' setback in your zone district. Revisions to site plan will have to be made prior to building permit application.

ROW3) Jordon Drive is correct spelling; please revise

ROW4) Please label the point of Commencement and Point of Beginning on sheet 2. And Include on sheet 1 in legal description if applicable for clarity purposes.

ROW5) As per Adams County Engineering, a detention pond and /or other storm drainage facilities may be required based on drainage study. If so, please add a storm drainage facilities statement and please add the location of the facilities on to sheet 2.

Statement example:

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

ROW6) Please add labels to all lots in Block 12

ROW7) If the utility provider requires Easements along the newly created lot lines then: Said easements shall be clearly labeled to include width, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary. And please add an easement statement to sheet 1.

ROW8) Please Label Basis of Bearing: A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.

ROW9) Access Provisions: Adams County Engineers will assess the access points for the newly created lots, if there are restrictions then an access restricting statement should be added to sheet 1.

a. Statement Restricting Access: A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.

ROW10) Please update the statement on sheet 1 to reflect the recent date of the secured title commitment.

ROW11) Additional comments are on plat. Please see the redline markups and make applicable changes.

ROW1) ROW dedication for Pecos Street can be done by subdivision plat. Please include the 10' ROW dedication on plat (and it should be a part of the lot)

ROW2) Please note that 10' of ROW dedication will put your proposed building setback too close to Pecos St (arterial road), which requires a 50' setback in your zone district. Revisions to site plan will have to be made prior to building permit application.

ROW3) Jordon Drive is correct spelling; please revise

ROW4) Please label the point of Commencement and Point of Beginning on sheet 2. And Include on sheet 1 in legal description if applicable for clarity purposes.

ROW5) As per Adams County Engineering, a detention pond and /or other storm drainage facilities may be required based on drainage study. If so, please add a storm drainage facilities statement and please add the location of the facilities on to sheet 2.

Statement example:

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

ROW6) Please add labels to all lots in Block 12

ROW7) If the utility provider requires Easements along the newly created lot lines then: Said easements shall be clearly labeled to include width, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary. And please add an easement statement to sheet 1.

ROW8) Please Label Basis of Bearing: A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.

ROW9) Access Provisions: Adams County Engineers will assess the access points for the newly created lots, if there are restrictions then an access restricting statement should be added to sheet 1.

- a. Statement Restricting Access: A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.

ROW10) Please update the statement on sheet 1 to reflect the recent date of the secured title commitment.

ROW11) Additional comments are on plat. Please see the redline markups and make applicable changes.

SIA Comments

Finance Review:

F1. The following statement needs to be added to item #5 Standards and Regulations:

County's Development Standards and Regulations, the collateral shall be released. Completion of said improvements shall be determined solely by the County, and a reasonable part of said collateral, up to 20%, may be retained to guarantee maintenance of public improvements for a period of one year from the date of completion.

No building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners, and until the final plat has been approved and the improvements described in Exhibit "B" have been preliminarily accepted by the Director of Transportation. Required collateral for all improvements shall be provided in one bond or letter of credit. Improvements described in Exhibit C may be constructed concurrently with building permits. Collateral shall not be released until the improvements in Exhibit B have been preliminarily accepted by the Director of Transportation.

Also the collateral amount should be \$78,596.28. see below for breakdown:

Cost Estimate from Exhibit "B" 62,378.00

Additional 20% for Administration 12,475.60

Total Cost with 20% Admin 74,853.60

Additional 5% per year of Total Cost with 20% Admin 3,742.68

Total 78,596.28.

Building Review

BSD1. None

Engineering Review

See comments above.

Parks Review:

PRK1. None

Right-of-Way Review:

ROW 1. See comments above.

Planning Review:

PLN1. See redlines on the SIA document.

From: [Loeffler - CDOT, Steven](#)
To: [Chris LaRue](#)
Subject: PRC2017-00003, Adams Fire Station 11 Project
Date: Thursday, May 18, 2017 1:12:27 PM

Chris,

I have reviewed the referral named above to allow construction of a new fire station on property located at 1740 Jordon Drive and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



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



COLORADO
Division of Water Resources
 Department of Natural Resources

John W. Hickenlooper
 Governor

Robert Randall
 Executive Director

Kevin G. Rein, P.E.
 Director/State Engineer

August 3, 2017

Christopher C. LaRue
 Adams County Planning and Development
 Transmission via email: CLarue@adcogov.org

RE: Adams Fire Station 11 Project
 Case No. PRC2017-00003
 Part of NW ¼ Sec. 4, T3S, R68W, 6th P.M.
 Water Division 1, Water District 7

Dear Mr. LaRue,

We have reviewed the additional information submitted for the above referenced proposal to subdivide a 9.824 acre parcel into two lots of approximately 5.108 acres and 4.5620 acres, based on the attached amended plat map.

Water Supply Demand

According to the Water Supply Information Summary the water requirement for the proposed subdivision is 1,027 gallons per day (1.15 acre-feet per year for both lots).

Source of Water Supply

The proposed water source appears to be the North Pecos Water and Sanitation District ("District"). According to the Water Supply Information Summary the Applicant has a letter of commitment for service from the District. The District is contracted with the Denver Water Department ("Denver Water") and obtains treated water on demand pursuant to Denver Water Distributor Contract No. 210. We consider Denver Water to be a reliable water supplier.

State Engineer's Office Opinion

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



Should you or the Applicant have any questions, please contact me at 303-866-3581 x8265.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joanna Williams". The signature is fluid and cursive, with the first name "Joanna" and last name "Williams" clearly distinguishable.

Joanna Williams
Water Resource Engineer

Ec: Subdivision File 24044

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



Karen Berry
State Geologist

May 22, 2017

Chris LaRue, Senior Planner
Adams County
Community & Economic Development Department
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601

Location:
NE SE NW Section 4,
T3S, R68W, 6th P.M.
39.8228, -105.0072

Subject: Adams Fire Station 11 Project
Case Number PRC2017-00003; Adams County, CO; CGS Unique No. AD-17-0018

Dear Mr. LaRue:

Colorado Geological Survey has reviewed the Adams Fire Station 11 rezoning and two-lot subdivision referral. I understand the applicant proposes a fire station on 4.5 acres of the existing F.M. Day Elementary school site located at 1740 Jordan Drive. With this referral, I received a request for CGS review (May 2, 2017), a project narrative (undated), a zoning map, a Comp Plan Amendment – Proposed Text and Map Changes letter (Allred & Associates, May 2, 2017), and a Variance Request Map/Site Plan (Allred, date illegible).

The site does not contain steep slopes, is located outside of the mapped FEMA Clear Creek flood hazard zone, is not undermined, and is not exposed to or located within any identified geologic hazard areas that would preclude the slight increase in density and proposed fire station use. **Provided the expansive and collapsible soils, and corrosive soil conditions discussed below are addressed prior to building permit application, CGS has no objection to approval of the two-lot subdivision and fire station.**

Soil and bedrock engineering properties. According to available geologic mapping (Lindvall, R.M, 1979, Geologic map of the Arvada quadrangle, Adams, Denver, and Jefferson Counties, Colorado: U.S. Geological Survey, Geologic Quadrangle Map GQ-1453, scale 1:24,000), the site is underlain by loess (wind-deposited sandy silt and clay). Loess deposits commonly exhibit collapse under wetting and loading but, depending on the clay content, can also exhibit shrink/swell (volume changes in response to changes in water content). The surficial soils are underlain at unknown depth by Denver formation interbedded sandstone, claystone, siltstone, shale and conglomerate. Claystone can exhibit low strength at high water content, very high swell potentials and, if present at or near foundation depths, can cause significant damage to foundations and structures if not properly identified and mitigated.

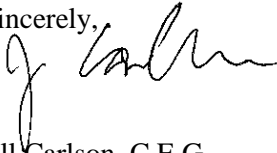
A site-specific geotechnical investigation and analysis will be needed, once the fire station building location has been finalized, to determine depths to bedrock and seasonal groundwater levels, and to characterize soil and bedrock engineering properties such as expansion/consolidation potential, density, strength, and allowable bearing pressures. This information is needed to determine subgrade preparation requirements, to design individual foundations, floor systems, and subsurface drainage, and to determine the site's suitability for below-grade construction, if planned.

Chris LaRue
May 22, 2017
Page 2 of 2

Corrosive soils. Adams County Soil Survey data indicate that local soils present a moderate risk of corrosion to uncoated steel. The need for corrosion protection should be evaluated as part of the geotechnical investigation.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Jill Carlson', with a stylized, cursive script.

Jill Carlson, C.E.G.
Engineering Geologist

From: [Terry Barnhart](#)
To: [Chris LaRue](#)
Subject: RE: PRC2017-00003 Adams Fire Station # 11 request for comments
Date: Wednesday, May 03, 2017 9:46:23 AM

Chris:

Hyland Hills Park and Recreation has no issues with the rezoning request.

Terry Barnhart
Planner
Hyland Hills Park and Recreation District
303 650-7609 office
303 489-3482 cell

From: Chris LaRue [mailto:CLaRue@adcogov.org]
Sent: Tuesday, May 02, 2017 3:52 PM
To: Chris LaRue
Subject: PRC2017-00003 Adams Fire Station # 11 request for comments

The Adams County Planning Commission & Board of County Commissioners are requesting comments on the following request:

1) Rezoning from Residential-1-C (R-1-C) to Public Lands (PL), 2) Comprehensive Plan Amendment to change the designation from Parks and Open Space to Public, & 3) Subdivision Replat to create 2 lots from one lot

This request is located at: 1740 JORDON DR

The Assessor's Parcel Number is: 0182504222011

Applicant Information: ADAMS COUNTY FIRE PROTECTION DISTRICT
PATRICK LAURIENTI
8055 WASHINGTON ST
DENVER, CO 80229

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by **05/24/2017** 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 CLaRue@adcogov.org. Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.



May 18, 2017

Chris LaRue
Adams County Department of Community and Economic Development
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

RE: Adams County Fire Protection District, PRC2017-00003, 1740 Jordan Drive
TCHD Case No. 4395

Dear Mr. LaRue,

Thank you for the opportunity to review and comment on the rezoning, comprehensive plan amendment, and subdivision replat for a fire station at 1740 Jordan Drive. Tri-County Health Department (TCHD) staff reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design, and has no comments.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read "K Boyer", followed by a horizontal line.

Kathy Boyer, REHS
Environmental Health Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

May 3, 2017

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

Attn: Chris LaRue

Re: Adams Fire Station 11 Project, Case # PRC2017-00003

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the rezone and comprehensive plans and replat for **Adams Fire Station 11 Project**.

Please be advised that PSCo has existing natural gas and electric facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

To ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

Minimum ten-foot (10') wide dry utility easements are hereby dedicated on private property abutting all public streets, and around the perimeter of each commercial/industrial lot in the subdivision or platted area including tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

This includes widening the proposed 5-foot easement along the westerly property line to 10-feet in order to accommodate all dry utilities. Public Service Company also requests that **all utility easements be depicted graphically on the preliminary and final plats**. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must contact the **Builder's Call Line** at 1-800-628-2121 **or** <https://xcelenergy.force.com/FastApp> (register so you can track your application) and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the

responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 for utility locates prior to construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

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

ALLRED&ASSOCIATES

Architecture Planning Interior Design

580 Burbank, Suite 125,
Broomfield, Colorado, 80020
Tel (303) 465.4306 Fax (303) 465.4382
www.allredarch.com

Chris LaRue

Adams County Community and Economic Development Department

4430 South Adams County Parkway

1st Floor, Suite W2000

Brighton, CO 80601

Comprehensive Plan Amendment - Proposed Text and Map Changes

Darcy Boneherding
9723 Cypress Point Circle
Lone Tree, CO.
303-925-0150

Send me the name & contact
information of your lawyer.

The standards and regulations of the Adams County comprehensive plan designates the site as future parks and open space and the current zoning of the site is R-1-C. Text and map changes required with this comprehensive plan amendment would be to change this designation of public land to a fire station and to rezone the property from R-1-C to Public Lands, Parks, Open Space, and Facilities District (PL). The Development Standards and Regulations identify the following Purpose and Intent: "(t)hese standards and regulation are revised with the deletions, additions, and amendments to control and assist in the orderly, efficient, and integrated development of the County, in order to preserve the health, safety, and welfare of the public, in accordance with established County policies and plans. Granting the requested text and map changes will enable the Fire District to build a fire station to provide emergency services necessary to preserve the health, safety and welfare of the public.

May 2, 2017

NO! NO! NO!
My house is 7101 Quivas St
at 72nd & Pecos. We pay \$300-\$400
a month for water & sewer for Crestview
Water District.

I live at 9723 Cypress Point Circle
Lone Tree, CO. 80134. 303-925-0150
Darcy & Roger Boneherding.

Maybe some people will not understand
this charge but I do and we are
categorically against this change.
The expense of this project which provides
luxurious expanded accommodations & expensive
water from a private water district is
unnecessary, expensive & a poor use of tax
payers money.



Mr Robert Borcharding
9723 Cypress Point Cir
Lone Tree, CO 80124

DENVER CO 802

08 MAY 2017 PM 1 L



ALLRED ASSOCIATES
580 Burbank #125
Broomfield, CO 80026



RECEIVED MAY 10 2017

Community & Economic
Development Department
www.adcogov.org



ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Send me the name & address of your lawyer. My husband already plans to sue.

Request for Comments

Case Name:	Adams Fire Station 11 Project
Project Number:	PRC2017-00003

May 2, 2017

The Adams County Planning Commission & Board of County Commissioners are requesting comments on the following request:

- 1) Rezoning from Residential-1-C (R-1-C) to Public Lands (PL), 2) Comprehensive Plan Amendment to change the designation from Parks and Open Space to Public, &
- 3) Subdivision Replat to create 2 lots from one lot

This request is located at: 1740 JORDON DR

The Assessor's Parcel Number is: 0182504222011

Applicant Information: ADAMS COUNTY FIRE PROTECTION DISTRICT
PATRICK LAURIENTI
8055 WASHINGTON ST
DENVER, CO 80229

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 05/24/2017 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 CLaRue@adcogov.org. Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Christopher C. LaRue
Christopher C. LaRue
Senior Planner

No! No!

*We are categorically
against this rezoning &
fancy water station & getting
expensive water from an Adams
County Private Expensive Water
District (SD)*

*Jared Bohndorf
9723 Cypress Point Circle*

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

*Lone Tree, CO 80124
303-925-0150*

Station 11 Project (F.M. Day School)

The Adams County Fire Protection District Station 11 project consists of procuring 4.5 acres from the Westminster Public School District ("School District") property at 1740 Jordan Drive ("Jordan Property"). In order to purchase the property, it must be sub-divided from the remaining property owned by the School District.

Adams County Fire Protection District ("ACFPD") recently merged with Southwest Adams County Fire. The purpose of this merger was to collaborate and consolidate community tax dollars to provide a more effective and proficient emergency services to our citizens, property and business owners. Station 11 is a result of careful planning and research of our standard of coverage utilizing the current station locations and our now joint District maps. The Jordan Property is a prime location for better response times and service to our taxpayers. Purchasing the Jordan Property will also play a major part into our re-evaluation with ISO (which may decrease property insurance for our taxpayers) and will assist us with our efforts to become accredited nationally.

ACFPD intends to build a station large enough to have 5 drive through apparatus bays which will house an Engine, Ladder Truck, one or two Medic units, and the Battalion Chief. This new station will have the first fully staffed Ladder Truck company. Our department always cross staffed the Engine and Ladder Truck in the past but the consolidation efforts are making this a reality. The Station will have living quarters as well as a community room with approximate seating for 50. This community room will be available to our community HOA groups, Board meetings, and will serve as an additional training rooms for the crews.

We hope to have non-emergent traffic access from Samuel Drive to maximize the drive through bays and plan to utilize 69th Ave for emergency response. In connection with our efforts to secure appropriate water, we have learned that Crestview is a dead end on 69th Avenue. Denver water and our Fire District will require a looped system for the new station as it would for any business developing this corner. Crestview water does not have that capability as they do not have any water lines in Pecos street. However, North Pecos water has that capability and we plan to exclude from the Crestview Water District to enable us to secure water and sewer from North Pecos Water to meet the Fire Code and other requirements of Adams County.

Dorey Borcharding - 7101 Pecos St. Denver, 80221
 Rental House in Crestview Water District.
 Water + Sewer run \$300-\$400 per month for 2
 people. Any Change to the above mentioned
 water districts will negatively impact my
 bills & those of my neighbors. This is a luxury
 facility unnecessary for Lone Tree where I live
 where there are 5 urgent/emergency care
 facilities within a few blocks.
 2455352.1 We do not want & strongly oppose this larger
 facility with its luxury accommodations &
 concomitant expense for water clear down from Adams

county. This will also be reflected in our property taxes.

Exhibit 5.1

NO. NO. NO.

≡ locate 9723 Cypress Point Circle
Lone Tree, CO. 80124
303-925-0150

LEGEND

Special Zoning Conditions

Section Numbers

Railroad

Major Water

Zoning Line

Sections

Zoning Districts

A-1

A-2

A-3

R-E

R-1-A

R-1-C

R-2

R-3

R-4

M-H

C-0

C-1

C-2

C-3

C-4

C-5

L-1

L-2

L-3

CO

PL

AV

DIA

P-U-D

P-U-D(P)

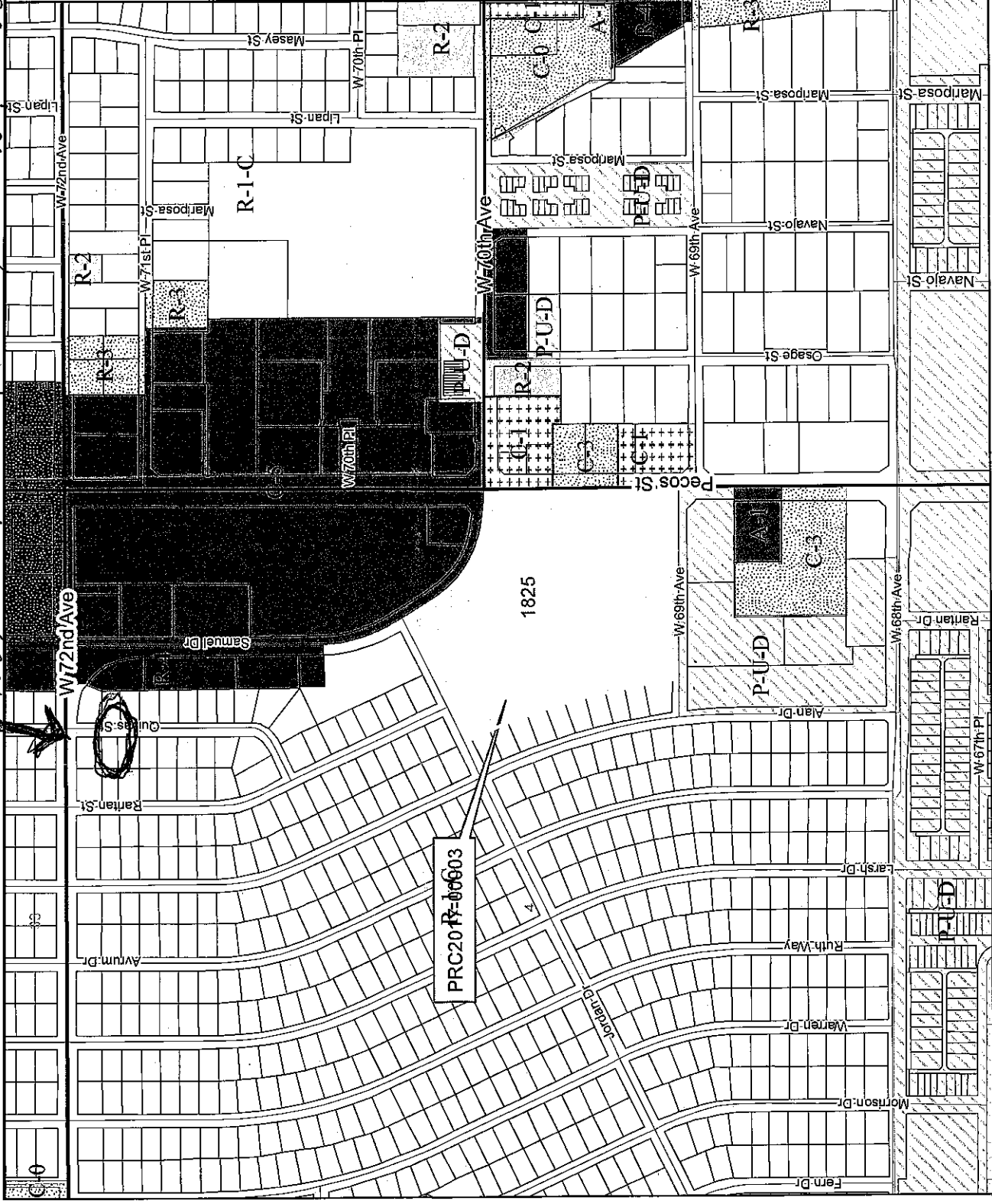
Airport Noise Overlay



ADAMS COUNTY

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

7101 Quivas St - My Rental House



For display purposes only.

Adams Fire Station # 11 Project

PRC2017-00003

CERTIFICATE OF POSTING



I, Christopher C. La Rue do hereby certify that I had the property posted at

1740 Jordan Drive

on October 12, 2017

in accordance with the requirements of the Adams County Zoning Regulations

Christopher C. La Rue

Christopher C. La Rue

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Public Hearing Notification

Case Name:	Adams Fire Station 11 Project
Case Number:	PRC2017-00003
Planning Commission Hearing Date:	11/09/2017 at 6:00 p.m.
Board of County Commissioners Hearing Date:	12/05/2017 at 9:30 a.m.

October 6, 2017

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

1) Rezoning from R-1-C to Public Lands (PL), 2) Comprehensive Plan Amendment to change the designation from Parks and Open Space to Public, & 3) Subdivision Replat to create 2 lots from one lot

This request is located at: 1740 JORDAN DR

The Assessor's Parcel Number(s): 0182504222011

Applicant Information: ADAMS COUNTY FIRE PROTECTION DISTRICT
PATRICK LAURIENTI
1740 JORDAN DRIVE
DENVER, CO 80229

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

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

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

www.adcogov.org/planning/currentcases.

A handwritten signature in black ink that reads "Christopher C. LaRue". The signature is written in a cursive style with a large initial 'C'.

Christopher C. LaRue
Senior Planner



Request for Comments

Case Name:	Adams Fire Station 11 Project
Project Number:	PRC2017-00003

May 2, 2017

The Adams County Planning Commission & Board of County Commissioners are requesting comments on the following request:

- 1) Rezoning from Residential-1-C (R-1-C) to Public Lands (PL), 2) Comprehensive Plan Amendment to change the designation from Parks and Open Space to Public, & 3) Subdivision Replat to create 2 lots from one lot**

This request is located at: 1740 JORDON DR

The Assessor's Parcel Number is: 0182504222011

Applicant Information: ADAMS COUNTY FIRE PROTECTION DISTRICT
PATRICK LAURIENTI
8055 WASHINGTON ST
DENVER, CO 80229

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 05/23/2017 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 CLaRue@adcogov.org. Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Christopher C. LaRue
Senior Planner

PUBLICATION REQUEST

Exhibit 6.4

Adams Fire Station 11 Project

Case Number: PRC2017-00003

Planning Commission Hearing Date: 11/09/2017 at 6:00 p.m.

Board of County Commissioners Hearing Date: 12/05/2017 at 9:30 a.m.

Request: 1) Rezoning from R-1-C to Public Lands (PL), 2) Comprehensive Plan Amendment to change the designation from Parks and Open Space to Public, & 3) Subdivision Replat to create 2 lots from one lot

Location: 1740 JORDAN DR

Parcel Number: 0182504222011

Case Manager: Chris LaRue

Case Technician: Shayla Christenson

Applicant: PATRICK LAURIENTI 303-539-6816
1740 JORDAN DRIVE
DENVER, CO 80229

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

Representative:

Legal Description:
SUB:PERL MACK MANR 3RD FIL RESB BLKS 10 11 DESC: ALL BLK 11 EXC RD

1501 W 69TH LLC 1/2 INT AND
SWARTZENDRUBER KRISTA UND 1/2 INT
1501 W 69TH AVE
DENVER CO 80221-7019

AN KEDONG
3010 N SPEER BLVD
DENVER CO 80211

1513 70TH LLC
PO BOX 775835
STEAMBOAT SPRINGS CO 80477

ANDREWS MARY LOU
6850 PECOS ST
DENVER CO 80221-7002

6911 ALAN DR LLC
1814 EISENHOWER WAY
AURORA CO 80011-4923

ARISPE CHARLIE T AND
ARISPE REBECCA
7040 RARITAN ST
DENVER CO 80221-2549

6970 OSAGE ST LLC
3755 S BROADWAY
ENGLEWOOD CO 80113-3611

ARMIJO JOHN C JR
7030 AVRUM DR
DENVER CO 80221-2533

7001 ALAN DR LLC
1550 LARIMER ST STE 256
DENVER CO 80202-1643

AX THEODORE G
6971 ALAN DR
DENVER CO 80221-2522

7011 AVRUM DRIVE LLC
1346 PRESERVE CIR
GOLDEN CO 80401-7048

BAKALEKOS ROBERT AND
MEADOR STEHANIE
6991 AVRUM DR
DENVER CO 80221-8103

7011 PECOS STREET LLC
C/O SCHAFER GLOBAL ENTERPRISES INC
4 GARDEN CENTER SUITE 200
BROOMFIELD CO 80020

BALLINA FELIPE A AND
MYHAVER KALLY L
1812 W 68TH AVE
DENVER CO 80221-2506

ALARCON MARGARITA S
1401 W 69TH AVE
DENVER CO 80221-7017

BANKES CHERYL M
7070 RARITAN ST
DENVER CO 80221-2549

ALEXANDER MARY E
7071 RARITAN STREET
DENVER CO 80221

BARNETT/BISTLINE LLC
6851 PECOS ST
DENVER CO 80221-7001

AMARO FRANCISCO J YANEZ
7140 QUIVAS ST
DENVER CO 80221-2547

BARRAZA GUILLERMO
6881 AVRUM DR
DENVER CO 80221

BEACH KEITH L AND
BEACH ALISA
6970 ALAN DR
DENVER CO 80221-2523

BREDL RUDOLF AND
BREDL MARY JO
6941 ALAN DR
DENVER CO 80221-2522

BEAVER CATHERINE AND
BEAVER BENJAMIN P
6961 ALAN DR
DENVER CO 80221-2522

BRIGGS ROBERT R AND
BRIGGS NANCY C
6821 PECOS ST
DENVER CO 80221-7001

BEDNAR KENNETH L
7001 RARITAN ST
DENVER CO 80221-2548

BRONCUCIA MICHAEL F AND
BRONCUCIA MARLENE
544 SUNDOWN LN
DENVER CO 80221-4470

BIRDSELL DONNA L ET AL
6930 ALAN DRIVE
DENVER CO 80221

BUENO MARCIANO AND
BUENO NORMA
6821 ALAN DR
DENVER CO 80221-2520

BOCHERDING DARCY RAELEN AND
BOCHERDING ROGER M
9723 CYPRESS POINT CIR
LONE TREE CO 80124-3103

BUSTILLOS LUIS CARLOS AND
BUSTILLOS SANDRA
6871 OSAGE ST
DENVER CO 80221-7034

BOCKSTAHLER RICHARD A JR AND
BOCKSTAHLER BRIAN A C/O RICHARD
4323 BRIARWOOD DRIVE
THORNTON CO 80233

CARROLL MARK J
4320 FOX ST
DENVER CO 80216-2643

BONNELL CHRISTOPHER KEVIN AND
BONNELL TRISHA ANN
7055 RARITAN ST
DENVER CO 80221-2548

CASTANEDA JOSEPH CRUZ
6990 LARSH DR
DENVER CO 80221-2570

BONNER DANIEL J
1480 W 69TH AVE
DENVER CO 80221-7018

CASTELLANO LAURENCE ANTHONY
6950 RUTH WAY
DENVER CO 80221-2572

BOOK PATRICIA L
6995 AVRUM DR
DENVER CO 80221-8103

CHACON MIGUEL A
7096 QUIVAS ST
DENVER CO 80221-2547

BOWMAN ROBERT C
7020 AVRUM DR
DENVER CO 80221-2533

CHAVEZ JAMES E
7010 LARSH DR
DENVER CO 80221

CHUONG KIKI K AN D
LAU HENRY K
1772 W 68TH AVE
DENVER CO 20221

COVARRUBIAS ROLANDO AND
DIAZ MANUEL RODRIQUEZ
7060 ALAN DR
DENVER CO 80221-2525

CIANCIO GUISEPPE C
7050 ALAN DR
DENVER CO 80221-2525

D AND G ANTUNEZ REAL ESTATE LLC
1540 W 70TH AVE
DENVER CO 80221-7025

CLAIR IRREVOCABLE TRUST THE
PO BOX 21739
DENVER CO 80221-0739

DAVIES DANIEL K AND
DAVIES DANIEL J
7070 AVRUM DR
DENVER CO 80221-2533

CLEAR CREEK STATION METROPOLITAN
DISTRICT NO 1 C/O WHITE BEAR & ANKELE
2154 E COMMONS AVE STE 2000
LITTLETON CO 80122-1880

DAVIS DANIEL
6870 AVRUM DR
DENVER CO 80221-2529

CONKLIN BARRY G AND
CONKLIN MARGARET G
6921 AVRUM DR
DENVER CO 80221-2530

DAVIS DONALD R
6900 RUTH WAY
DENVER CO 80221-2555

COOPER STEPHANIE AND
COOPER ZACHARY
6871 ALAN DR
DENVER CO 80221-2520

DE JULIO MARK N
6881 LARSH DR
DENVER CO 80221-2538

CORDERO JAVIER RODRIQUEZ
7282 WORLEY DR
DENVER CO 80221-2754

DECHANT GARY M AND
DECHANT JOYCE L
6860 OSAGE ST
DENVER CO 80221-7035

CORDOVA MARIA S
7027 OTIS ST
ARVADA CO 80003-3601

DETORRES ZULEMA MORALES
7080 RARITAN STREET
DENVER CO 80221

CORONADO LLC
C/O ZEITLIN AND ASSOCIATES CPAS
3300 E 1ST AVE SUITE 290
DENVER CO 80206

DILLE STACY K
6107 W 61ST PL
ARVADA CO 80003-5048

COSSAIRT DARLENE E
6900 AVRUM DR
DENVER CO 80221-2531

DILLON CHARLES E AND
DILLON GLORIA J
6950 ALAN DR
DENVER CO 80221-2523

DRYER JOSEPH V
7111 QUIVAS ST
DENVER CO 80221-2546

FAMILY SPECIAL NEEDS TRUST FOR HENRY A
BUTLER JR
7801 KING ST
WESTMINSTER CO 80030-4234

Exhibit 6.5

DURAN RACHEL L
6850 AVRUM DR
DENVER CO 80221-2529

FARNSWORTH MICHELLE AND
FARNSWORTH DAVID
6911 LARSH DRIVE
DENVER CO 80221

DURHAM RAYMOND E
6910 LARSH DR
DENVER CO 80221-2541

FELIX FRANK GILBERT AND
FELIX MARIE I
6990 ALAN DR
DENVER CO 80221-2523

DWIGHT EDWARD J AND
DWIGHT CATHERINE J
6896 RUTH WAY
DENVER CO 80221-2553

FIORE PAUL A AND FIORE ELAINE F
7021 RARITAN ST
DENVER CO 80221

ELICERIO REGINA L AND
ELICERIO JOSE MANUEL
6911 AVRUM DR
DENVER CO 80221-2530

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

ENCINIAS ANTONIO
6860 AVRUM DR
DENVER CO 80221-2529

FITZPATRICK JAMES STUART AND
FITZPATRICK PATRICIA LORETTA
6896 LARSH DRIVE
DENVER CO 80221

ENCINIAS YOLANDA F
6920 LARSH DR
DENVER CO 80221-2541

FIVE STARS AUTO SALES LLC
16190 DEL RAY CT
BRIGHTON CO 80603-8431

ESPARZA MANUEL J AND
ESPARZA ELMA P
6800 LARSH DR
DENVER CO 80221-2539

FONTES KATHLEEN S
6870 LARSH DR
DENVER CO 80221-2539

EWING MOLLY K
6940 ALAN DR
DENVER CO 80221-2523

FOX DANIEL S AND
FOX ANGELA R
6996 ALAN DR
DENVER CO 80221-2525

FALOR RYAN A AND
MCENULTY TESS R
1860 W 68TH AVE
DENVER CO 80221-2506

GAGNON GILBERT P AND
GAGNON PATRICIA L
8370 W 81ST DRIVE
ARVADA CO 80005

GALLAGHER HALL LA RAE
43115 MOORE CIR
BERMUDA DUNES CA 92203-3501

GONZALES ADONAI JR
6910 AVRUM DR
DENVER CO 80221

GALLEGOS JOE A
6831 NAVAJO ST
DENVER CO 80221-7030

GONZALEZ JUAN MATA AND
DE MATA ROSA MORAN
6950 LARSH DRIVE
DENVER CO 80221

GAMACHE RHONDA D AND
GAMACHE NEAL A
7131 QUIVAS STREET
DENVER CO 80229

GONZALEZ MANUEL AND
MANRIQUEZ MARIA ELENA
7070 ALAN DR
DENVER CO 80221-2525

GARCIA KIMBERLY S AND
GARCIA GILBERT ROMAN
1848 W 68TH AVE
DENVER CO 80221-2506

GORSKI JOHN
53 UPPER RD
LARAMIE WY 82070-9601

GARZA RICHARD W
7011 RARITAN ST
DENVER CO 80221-2548

GRAHAM MONA L AND
LOPEZ-AVILA PRICILLA
6960 RUTH WAY
DENVER CO 80221-2572

GEORGE KYLE T AND
GEORGE CALLIE K
1824 E 68TH AVE APT W
DENVER CO 80229-7332

GULLIFORD TAMMY AND
MYRICK JON Q
6921 LARSH DR
DENVER CO 80221-2540

GIBBS BARBARA A
7091 RARITAN ST
WESTMINSTER CO 80030

GUTIERREZ ARTURO AND
MENDOZA SILVIA
6880 AVRUM DR
DENVER CO 80221-2529

GIBSON KARL M
7061 ALAN DR
DENVER CO 80221

GUTIERREZ SHAWN M
6895 NAVAJO ST
DENVER CO 80221-7030

GODOY RUBI FELIX
6861 LARSH DR
DENVER CO 80221-2538

HANSEN PHILLIP C
6820 OSAGE ST
DENVER CO 80221

GOMEZ DAVID F AND
GOMEZ VELMA M
6930 OSAGE ST
DENVER CO 80221-7037

HARO JOSE AND
HARO MARIA DOLORES
6870 OSAGE ST
DENVER CO 80221-7035

HARVEY RHONDA G
7080 ALAN DR
DENVER CO 80221-2525

IMMROTH ILLA MAE TRUST THE
6980 ALAN DR
DENVER CO 80221

HEADRICK JANICE ANNE
6920 ALAN DR
DENVER CO 80221-2523

JARAMILLO CLARENCE EYARL AND
JARAMILLO ELVA R
7608 W 106TH AVE
BROOMFIELD CO 80021-3910

HERNANDEZ PAUL AND
HERNANDEZ JOSEPHINE M
7041 RARITAN ST
DENVER CO 80221-2548

JIMENEZ MANUEL J
6901 ALAN DR
DENVER CO 80221-2522

HERNANDEZ RAQUEL PAULINE AND
HERNANDEZ CHAPARRO EVER
6811 ALAN DR
DENVER CO 80221-2520

JOHNSON JUDITH ANN AND
JOHNSON LARRY R
11041 KENDALL WAY
WESTMINSTER CO 80020-3150

HERONEMA RALPH JOHN AND
HERONEMA AGNES ET AL
7081 RARITAN ST
DENVER CO 80221-2548

JONES SHAUN MICHAEL AND
JONES ERIN KATHLEEN
6841 NAVAJO ST
DENVER CO 80221-7030

HIESTAND JAMES C
6890 LARSH DR
DENVER CO 80221-2539

JSW GREENBRIAR PLAZA LLC
C/O SESSIONS GROUP LLC
936 E 18TH AVE
DENVER CO 80218-1003

HOELSCHER SHEILA AND
HOELSCHER ANDREW
1796 W 68TH AVE
DENVER CO 80221-2521

JUBY TANNER/CURTIS AND
JUBY TRACIE A
6801 ALAN DR
DENVER CO 80221-2520

HOMRA CANDINA M
6990 AVRUM DR
DENVER CO 80221-8104

K C S NGUYEN LLC
9943 DOWNING CIR
THORNTON CO 80229-7827

HULEN JOHN
7120 QUIVAS ST
DENVER CO 80221-2547

KEKAKE HALE LLC
ATTN HALEY AND COMPANY
230 S HOLLAND STREET
LAKEWOOD CO 80226

HUNER RICHARAD R AND
HUNER CYNTHIA C
111 CHANCERY CT
AUSTIN TX 78737-4582

KENKEL MICHAEL H AND
KENKEL VERONICA L
7001 LARSH DR
DENVER CO 80229

KEOSONGKA HOUMPHANH AND
KEOSONGKA EUAY
7031 RARITAN ST
DENVER CO 80221-2548

LARES SANDRA
6981 ALAN DR
DENVER CO 80221-2522

KLEEMANN MICHAEL E
3297 S OSCEOLA ST
DENVER CO 80236

LARIMER CLARENCE W AND
LARIMER MAUREEN R
6970 LARSH DR
DENVER CO 80221-2570

KNOWLTON DAVID L AND
KNOWLTON RUBY L
6921 ALAN DR
DENVER CO 80221-2522

LEE BOKIL JIN
1024 SALISBURY CT
LA CANADA CA 91011

KREST LLC
8 PHILLIPS RIVER VW
SNOWMASS CO 81654-9049

LENIUS AARON
7051 RARITAN ST
DENVER CO 80221-2548

KUHLMAN MARVIN
6970 RUTH WAY
DENVER CO 80221-2572

LOERA RIGOBERTO MORENO AND
MORENO ALBA A
6951 LARSH DR
DENVER CO 80221-2571

KULHAWICK AARON J
6880 RUTH WAY
DENVER CO 80221-2553

LOOSE RICHARD R
7030 LARSH DR
DENVER CO 80221-2543

L AND H LLC
6899 PECOS ST UNIT C
DENVER CO 80221

LUCERO KELLEY T AND
HERRERA LUCINDA
5315 NEWLAND ST
ARVADA CO 80002-3934

LA GUARDIA DONALD M AND
LA GUARDIA ETHEL L
7110 RARITAN ST
DENVER CO 80221-2551

LUEVANO INVESTMENTS LLC
3518 W 110TH PL
WESTMINSTER CO 80031-6839

LABENZ CAROL J
6925 UPHAM ST
ARVADA CO 80003-3437

MADERA ANTHONY
7100 QUIVAS ST
DENVER CO 80221-2547

LANG HEIDI GANSER AND
LANG TIMOTHY DANIEL
1784 W 68TH AVE
DENVER CO 80221-2521

MADRIL MATTHEW C AND
MADRIL JENNIFER A
6890 RUTH WAY
DENVER CO 80221-2553

MAES CONRAD ERNEST AND
MAES MARY ALICE
7091 ALAN DR
DENVER CO 80221-2524

MARTINEZ RAYMOND B
7010 ALAN DR
DENVER CO 80221-2525

MAHON PAUL D AND
MAHON JANIKA A
9225 OSCEOLA ST
WESTMINSTER CO 80031-3129

MARTINEZ ROSE M
6981 AVRUM DR
DENVER CO 80221-8103

MALAGON ALEJANDRA AND
FLORES VINICIO A
6891 ALAN DR
DENVER CO 80221-2520

MARTINEZ-MUNIZ ERIKA AND
MUNIZ CASIMIRO JOHN
6910 ALAN DRIVE
DENVER CO 80221

MARQUEZ RICHARD D AND
MARQUEZ SHARON V
7665 IRVING STREET
WESTMINSTER CO 80030

MASC PROPERTIES LLC
667 COUNTY ROAD 68
NEDERLAND CO 80466-9622

MARTIN LILA R AND MARTIN PAULA SUSAN
7121 QUIVAS ST
DENVER CO 80221-2546

MASHBURN ANTONIA D
7130 QUIVAS ST
DENVER CO 80221-2547

MARTINAC JOHN AND
MARTINAC MARY JO
7071 ALAN DR
DENVER CO 80221-2524

MC BRIDE RICHARD CARLTON
6870 RUTH WAY
DENVER CO 80221-2553

MARTINEZ CELSO
6930 RUTH WAY
DENVER CO 80221

MC CULLOCH EDWARD AND
MC CULLOCH MARIA
PO BOX 12
LARKSPUR CO 80118-0012

MARTINEZ FROYLAN AND
MARTINEZ CLARA
7010 RARITAN ST
DENVER CO 80221-2549

MC CULLOCH MARY V
6940 LARSH DR
DENVER CO 80221-2541

MARTINEZ GINA L
6851 ALAN DR
DENVER CO 80221-2520

MC DONALD RODNEY C
6941 LARSH DR
DENVER CO 80221-2540

MARTINEZ MARY R
6900 ALAN DR
DENVER CO 80221-2523

MC TAGGART JOAN H
7081 ALAN DR
DENVER CO 80221-2524

MCCULLOCH EDWARD D AND
MCCULLOCH MARIA L
PO BOX 12
LARKSPUR CO 80118

MORRIS LUCAS A
6971 AVRUM DR
DENVER CO 80221-8103

MELGOZA ARTURO AND
ALFARO ANTONIO
7051 AVRUM DR
DENVER CO 80221-2532

MSR LLC II
1250 S PARKER RD
DENVER CO 80231-7559

MENDOZA SALVADOR
6895 ALAN DR
DENVER CO 80221-2520

MUNGUIA MANUEL AND
DOMINGUEZ JOSE A
7040 LARSH DR
DENVER CO 80221-2543

MEYER AMANDA
6891 OSAGE ST
DENVER CO 80221-7034

NARANJO TOMMY S AND
NARANJO KATHY L
6940 AVRUM DR
DENVER CO 80221-2531

MIDTOWN LLC
6465 GREENWOOD PLAZA BLVD STE 700
ENGLEWOOD CO 80111-7103

NELSON MARION L AND
NELSON DOROTHY
6891 LARSH DR
DENVER CO 80221-2538

MIERA VIRGINIA M AND
RAYMOND EDWARD P
7040 ALAN DRIVE
DENVER CO 80221

NGUYEN DUNG ANH
6123 W GOULD DR
LITTLETON CO 80123-5141

MILLER JOHN D AND
MILLER JULIA
6960 AVRUM DR
DENVER CO 80221-2531

NGUYEN LINSAU
2749 SOUTH PIERCE ST
DENVER CO 80227

MONFELT JERRY S IRREVOCABLE TRUST THE
507 CANYON BLVD
BOULDER CO 80302-5058

NGUYEN NHUNG THI
6950 AVRUM DR
DENVER CO 80221-2531

MOONEY ELOISA
6880 LARSH DR
DENVER CO 80221-2539

NGUYEN TIEN AND NGUYEN VU
11787 GRAY ST
WESTMINSTER CO 80020-5954

MORALES YOLANDA S AND
MORALES ROCKY S
6810 LARSH DRIVE
DENVER CO 80221

NIHISER JERAMIE
6891 AVRUM DR
DENVER CO 80221-2528

NORTH PECOS WATER AND
SANITATION DIST
6900 PECOS ST
DENVER CO 80221

ORTEGA MARIA T AND
OLVERA NESTOR
6951 AVRUM DRIVE
DENVER CO 80221

NOTARY JAMES AND
NOTARY LINDA L
6881 NAVAJO ST
DENVER CO 80221-7030

ORTIZ ANGELO R
6991 LARSH DR
DENVER CO 80221-2571

NOTHHAFT JONATHAN AND NOTHHAFT HAROLD
AND NOTHHAFT DIANN
11623 QUIVAS CIR
DENVER CO 80234-2613

ORTIZ FILIBERTO AND
CHAVEZ CLAUDIA
6830 LARSH DRIVE
DENVER CO 80221

OCHOA HUGO CALVILLO
7020 ALAN DR
DENVER CO 80221-2525

PADILLA JOSE C
6841 LARSH DR
DENVER CO 80221-2538

OLGUIN DEMETRIO D AND
OLGUIN ROBERTA K
7041 AVRUM ST
DENVER CO 80221-2532

PADILLA-LEON GABRIELA AND
PADILLA-LEON JESUS I
6996 LARSH DR
DENVER CO 80221-2570

OLIVAS DENNIS L AND
OLIVAS SALLY J
7060 AVRUM DRIVE
DENVER CO 80221

PATTERSON EVERETT
6860 RUTH WAY
DENVER CO 80221-2553

OLIVAS ERASMO
6900 OSAGE ST
DENVER CO 80221-7037

PERKINS ANDY
7061 RARITAN ST
DENVER CO 80221-2548

OLIVAS JUANCARLOS AND
TRUJILLO ANASTASIA RENIE
7020 LARSH DR
DENVER CO 80221-2543

PIKE MARGRET L
7110 QUIVAS ST
DENVER CO 80221-2547

ORNELAS EDGAR AND
ORNELAS BERENICE
6980 LARSH DRIVE
DENVER CO 80221

PINO LAUREN V
6861 ALAN DR
DENVER CO 80221-2520

OROZCO DAGOBERTO
7070 LARSH DR
DENVER CO 80221-2543

POLICKY TRENT AND
POLICKY ANDREA R
5322 STUART ST
DENVER CO 80212-4081

PRADO ARCADIO
6910 RUTH WAY
DENVER CO 80221-2555

RODRIGUEZ CESAR CARRERA AND
CARRERA MARIA
6830 AVRUM DR
DENVER CO 80221-2529

RAMIREZ CERIA J
7060 RARITAN ST
DENVER CO 80221

RODRIGUEZ DEBRA J
7111 RARITAN ST
DENVER CO 80221-2550

RAMIREZ JOSE
6510 NEWTON ST
ARVADA CO 80003-6449

RODRIGUEZ RAFAEL
6895 AVRUM DRIVE
DENVER CO 80221

RAMIREZ JOSE AND
GUZMAN MANUELA
2463 MEADOWBROOK DR
DENVER CO 80221-3238

RODRIGUEZ RESIDENCE REMAINDER TRUST THE
6981 LARSH DR
DENVER CO 80221

RAMOS MARTHA R
6951 ALAN DR
DENVER CO 80221-2522

ROSTY GREG AND
ROSTY SUZANNE
6920 OSAGE ST
DENVER CO 80221-7037

RENDON PATRICIA E
6996 AVRUM DR
DENVER CO 80221-8104

SAENZ JESUS CARRERA AND
RODRIGUEZ JESUS CARRERA
6821 AVRUM DR
DENVER CO 80221-2528

REYES EVERADO AND DE LA LUZ CASTANEDA
6881 ALAN DR
DENVER CO 80221-2520

SALAZAR STEPHANIE C
6940 RUTH WAY
DENVER CO 80221

RHUDY DONALD K AND
RHUDY MARJORIE L
6841 AVRUM DR
DENVER CO 80221-2528

SALE ALEXANDRA D
6793 RARITAN DR
DENVER CO 80221-2613

RIVERA PAUL J AND
RIVERA BETSY STELLA
7031 ALAN DR
DENVER CO 80221-2524

SAMUEL PARK APARTMENTS LLC
12697 W 83RD DR
ARVADA CO 80005-5288

ROCHA ALBERTO
121 BRONCO ROAD
DENVER CO 80221

SANCHEZ MARCIA E
6801 AVRUM DRIVE
DENVER CO 80221

SANCHEZ NANCY J
7100 ALAN DR
DENVER CO 80221-2527

SHUSTER JAIME
7040 AVRUM DR
DENVER CO 80221-2533

SANCHEZ ODILON
6901 AVRUM DRIVE
DENVER CO 80221

SIEGWARTH TIMOTHY C AND
SIEGWARTH ROBERTA L
7120 RARITAN ST
DENVER CO 80221-2551

SANCHEZ ODILON AND
SANCHEZ MARIA Y
6930 AVRUM DR
DENVER CO 80221-2531

SILVER DENNIS G AND
GARCIA ANITA M
6960 ALAN DR
DENVER CO 80221-2523

SANCHEZ ROSALEE M
6956 LARSH DR
DENVER CO 80221-2541

SISNEROS VANESSA AND
SANCHEZ ROBERT
6941 AVRUM DR
DENVER CO 80221-2530

SANCHEZ SOILO
6960 LARSH DRIVE
DENVER CO 80221-2570

SMITH PHILIP W AND
SMITH ELLEN S
1836 W 68TH AVE
DENVER CO 80221-2506

SANDOVAL CORTEZ JUAN
6831 ALAN DR
DENVER CO 80221-2520

SMITH SIDNEY T AND
SMITH LINDA M
6921 OSAGE ST
DENVER CO 80221

SANDOVAL RICHARD C AND SANDOVAL DELLA I
SANDOVAL RICHARD C JR
7031 AVRUM DR
DENVER CO 80221-2532

SOLIDAY CHRISTOPHER R AND SOLIDAY
MICHAEL L AND SOLIDAY KATHLEEN M
6995 LARSH DR
DENVER CO 80221-2571

SANTARELLI JOYCE L
6881 OSAGE ST
DENVER CO 80221-7034

SOLIS MARIANO AND
RODALES GENOVEVA
8548 FENTON ST
ARVADA CO 80003-1330

SCHOOL DISTRICT NO.50
C/O SANDRA MCCLURE
7002 RALEIGH ST
WESTMINSTER CO 80030-5996

SOTELO BAUDELIO
7021 ALAN DR
DENVER CO 80221-2524

SERNA HECTOR AND
SERNA HECTOR FABION
6920 RUTH WAY
DENVER CO 80221-2555

STEPINA MARY J
6811 AVRUM DR
DENVER CO 80221-2528

STONE CHARLOTTE E
7050 AVRUM DR
DENVER CO 80221-2533

TRUE JAMES R
8723 WADSWORTH BLVD STE D
ARVADA CO 80003-0921

STONE FAMILY TRUST UA THE
6900 LARSH DR
DENVER CO 80221-2541

TRUJILLO EDWARD
1201 W THORNTON PKWY NO. 286
THORNTON CO 80260

STUCCIO DOMINICK
6931 AVRUM DR
DENVER CO 80221-2530

TRUJILLO MIKE A REVOCABLE LIVING TRUST &
TRUJILLO ISABEL R REVOCABLE LIVING TRUST
10656 URA LN
DENVER CO 80234-3660

STYER LANCE AND
STYER JEAN
16510 TIMBER COVE ST
HUDSON CO 80642-7942

URBINA FELIPE AND
URBINA RITA
6971 LARSH DR
DENVER CO 80221-2571

STYLES SAMUEL L AND
STYLES LAURA A
1800 W 68TH AVE
DENVER CO 80221-2506

VALAIRE CAROL G TRUSTEE OF THE
VALAIRE CAROL G TRUST UND 1/3 INT ET AL
6961 AVRUM DR
DENVER CO 80221-2530

T AND G PECOS LLC
6301 FEDERAL BLVD UNIT 3
DENVER CO 80221

VALDEZ RICHARD T AND
VALDEZ BARBARA G
5140 UMATILLA ST
DENVER CO 80221-1318

TEE EDA AND CORTES ANA VICTORIA
6871 AVRUM DR
DENVER CO 80221-2528

VALENTINE JOSHUA REUBEN
6950 OSAGE ST
DENVER CO 80221-7037

TORRES CERVANTES JUAN JOSE AND
GARCIA DE CORONADO VIRGINIA
7001 AVRUM DR
DENVER CO 80221-2532

VALIENTE CARLOS M
7000 AVRUM DR
DENVER CO 80221-2533

TORRES LORENZO M
6920 AVRUM DR
DENVER CO 80221-2531

VAZQUEZ ZAIRA E PICAZO
661 ELBERT ST
DENVER CO 80221-4061

TOWNDROW LYNDA S AND
TOWNDROW DENNIS DEAN
6800 OSAGE ST
DENVER CO 80221-7035

VENABLE STEVEN
7000 LARSH DR
DENVER CO 80221-2543

VIGIL LAWRENCE AND
VIGIL LORA
6980 AVRUM DRIVE
DENVER CO 80221

WETMORE PATRICIA DAWN
7021 AVRUM DR
DENVER CO 80221-2532

VILLAGRANA JORGE LUIS
6850 LARSH DRIVE
DENVER CO 80221

WIESE CHARLES AND
WIESE CHARLOTTE
7100 RARITAN ST
DENVER CO 80221-2551

VILLALOBOS ADAN
6831 AVRUM DR
DENVER CO 80221

WOLFERS ERNEST CLAUD
2385 W FORD PL
DENVER CO 80223-2503

VILLALOBOS ADAN
6810 AVRUM DR
DENVER CO 80221-2529

XTREME LINERS OF COLORADO CORP
6451 XAVIER CT
ARVADA CO 80003-6540

VILLALOBOS BRIGIDO
6820 AVRUM DR
DENVER CO 80221-2529

YOUNG HELEN LOUISE TRUST THE
7030 ALAN DR
DENVER CO 80221-2525

VILLALOBOS LAURO AND
VILLALOBOS SERGIA
6851 AVRUM DR
DENVER CO 80221

ZAMORA ANTHONY AND
ZAMORA PAULINE A
6970 AVRUM DR
DENVER CO 80221-2531

VILLALOBOS LAURO AND VILLALOBOS BERTHA A
7030 RARITAN ST
DENVER CO 80221-2549

ZHEN FUAN AND
TAM YONGMEI
6961 LARSH DRIVE
DENVER CO 80221

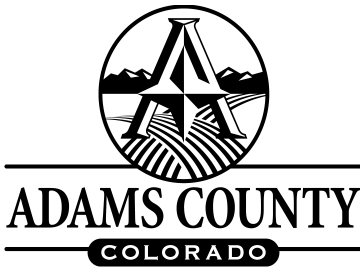
VITELA VERA
6960 PECOS ST
DENVER CO 80221

ZUHLKE DANIEL L AND
ZUHLKE MELISSA A
6961 OSAGE STREET
DENVER CO 80221

VITELAS LLC
6940 PECOS ST
DENVER CO 80221-7004

ZUHLKE RONALD L JR AND
ZUHLKE HEIDI L
41620 US HIGHWAY 36
BENNETT CO 80102-7859

WEAKS CLIFF
7041 ALAN DR
DENVER CO 80221-2524



Referral Listing
Case Number PRC2017-00003
Adams Fire Station 11 Project

Agency	Contact Information
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Adams County Fire Protection District	Chris Wilder 8055 N. WASHINGTON ST. DENVER CO 80229 (303) 289-4683 cwilder@acfpd.org
Adams County Treasurer: Send email	Adams County Treasurer bgrimm@adcogov.org 720.523.6376
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
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Agency	Contact Information
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METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
North Pecos Water & Sanitation District	Russell Traska 6900 Pecos St Denver CO 80221 303-429-5770 manager@northpecoswater.org
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