



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

CASE NO.: RCU2016-00026

CASE NAME: 5280 Waste Solutions

TABLE OF CONTENTS

Exhibit 1 – Staff Report

Exhibit 2- Maps

- 2.1 Zoning Map
- 2.2 Aerial Map
- 2.3 Future Land Use Map
- 2.4 Referral Area Map

Exhibit 3- Applicant Information

- 3.1 Applicant Written Explanation
- 3.2 Applicant Site Plan
- 3.3 Applicant operations plan

Exhibit 4- Referral Comments

- 4.1 Development Services
- 4.2 CDOT
- 4.3 Colorado Division of Water Resources
- 4.4 Tri-County Health Department
- 4.5 Urban Drainage & Flood Control
- 4.6 Xcel Energy

Exhibit 5- Citizen Comments

None

Exhibit 6- Associated Case Materials

- 6.1 Certificate of Posting
- 6.2 Public Hearing Notice
- 6.3 Publishing Information
- 6.4 Request for Comments
- 6.5 Property Owner Labels
- 6.6 Referral Agency Labels

Board of County Commissioners**December 5, 2017**

| | |
|-----------------------------------|---------------------------------|
| CASE NUMBER: RCU2016-00026 | CASE NAME: 5280 Waste Solutions |
|-----------------------------------|---------------------------------|

| | |
|-----------------------|--|
| Owner's Name: | 5280 Waste Solutions |
| Applicant's Name: | 5280 Waste Solutions |
| Applicant's Address: | 7010 Broadway Street, Ste 107, Denver, CO 80221 |
| Location of Requests: | 605 West 62 nd Avenue |
| Nature of Request: | A conditional use permit to allow recycling facility (construction and demolition waste) on the property |
| Zone District: | Industrial-3 (I-3) |
| Site Size: | 8.7 acres |
| Proposed Uses: | Recycling facility |
| Existing Use: | Truck, repair, and maintenance |
| Hearing Date(s): | PC: November 9, 2017 / 6:00 p.m. BoCC: December 5, 2017 / 9:30 a.m. |
| Report Date: | November 17, 2017 |
| Case Manager: | Emily Collins <i>EAC</i> |
| Staff Recommendation: | Approval with 8 Findings-of-fact, 3 Conditions Precedent, & 16 Conditions |

SUMMARY OF PREVIOUS APPLICATIONS

The subject property is in the Midwest Haulers Subdivision. This subdivision was approved by the Board of County Commissioners in January 2000.

SUMMARY OF APPLICATION**Background:**

5280 Waste Solutions LLC is requesting a conditional use permit to allow a recycling facility on the property. According to the applicant, the company is a waste handling and disposal entity that primarily deals with construction and demolition waste materials generated from commercial construction and renovation projects. From the application documents, waste materials to be brought onto the subject site for recycling will consist mainly of wood, asphalt, soil, concrete, glass, metal, and other building related materials such as stone and brick. All

materials received on the property will be stored in covered roll off containers. No stockpiling of materials will occur on the property.

The applicant is also proposing to construct a 7,000 square foot building on the property. The purpose of this building is to facilitate indoor sorting of materials to be sent to other properties for recycling. According to the applicant, sorted materials completed in the building will be placed in roll off containers and sent to offsite recycling facilities. Depending on project flow and related demands, there will be a maximum of ten containers filled with materials to be recycled on the property at a time and recycling of materials will typically begin within 24 hours of receiving it, and completed within 72 hours.

As part of the request, the applicant submitted a design and operation plan with the application. The plan document includes information on operating standards and procedures, facility design, environmental controls, and measures to control debris on the adjacent roads.

Development Standards and Regulations:

The subject site is designated as Industrial-3 (I-3) and is 8.7 acres. Per Section 3-26-01 of the County's Development Standards, the purpose of the I-3 zone district is to provide a heavy industrial district designed to accommodate most industrial enterprises. Section 3-26-04-03 of the Development Standards and Regulations requires a conditional use permit to allow a recycling facility on the subject property. In addition, Sections 4-10-01-03-09 and 4-10-02-04-07 of the County's Development Standards and Regulations outline performance standards for outdoor storage and recycling uses. Per these Sections of the Development Standards, outdoor storage uses are to be screened by eight-foot tall screen fence from all adjacent road right-of-ways and also from uses that are less intense than the proposed use. Additionally, storage materials shall not be visible above the allowed fencing height on the property. There is an existing eight foot tall screen fence along the property entrance adjacent to West 62nd Avenue. A similar fence will also be required to be constructed on the northern perimeter of the property that abuts I-76. Per Section 4-10-01-03 of the County's Development Standards, the maximum allowed fence height on the property is eight feet. Further, all outdoor storage must consist of non-hazardous materials and provide adequate access for fire equipment. Per Section 4-10-02-04-09 of the Development Standards, outdoor storage shall be limited to 80% of the entire lot. This equates to 6.96 acres of the area allowed for outdoor storage on the property.

Section 4-16-19-01 of the County's Development Standards requires a minimum of 10% of the total lot area to be landscaped. The subject property is 8.7 acres; therefore requires a minimum of 0.87 acres (37,897 square feet) of landscaping. The applicant submitted a landscape plan with the subject request. This plan conforms to the 10% requirement. A portion of the total lot landscape is also required to be installed along adjacent right-of-ways to the property. The landscape plan shows a proposed buffer along the portions of the site fronting West 62nd Avenue and along I-76. The plan also shows proposed shrubs and trees to be planted along the driveway entrance to the property. There are also proposed planting of trees along the adjacent I-76 street frontage. All the landscaping to be installed on the property shall be required to be maintained in accordance with Section 4-16-11 of the County's Development Standards and Regulations, which includes provision of an automatic irrigation system.

Future Land Use Designation:

The Adams County's Comprehensive Plan designates the subject site as Mixed Use Employment. Per Chapter 5 of the County's Comprehensive Plan, the Mixed Use Employment land use category is intended to accommodate a range of employment uses including offices, light manufacturing, indoor warehousing, and clean industry. Mixed Use Employment areas may also include supporting uses such as retail and community facilities.

The properties to the east and south of the subject site are designated as Industrial future land use. The Industrial land use category is intended to provide a setting for a wide range of employment uses, including manufacturing, warehouses, distribution, and other industries. Key considerations at the edges of industrial areas include limiting or buffering noise, vehicle volume, appearance, and other impacts of industrial uses on nearby uses. The proposed development of the property for a recycling facility is consistent with uses allowed in the I-3 zone designation. It also aligns with the goals of the Comprehensive Plan for the Mixed Use Employment future land use designation. The use will be clean and the recycling activities will be conducted indoors.

Site Characteristics:

The subject site is 8.7 acres and located north of West 62nd Avenue, approximately 1,300 feet west of Broadway Street. The site also abuts the right of Interstate-76 to the north. There are two existing industrial buildings on the property. One of the buildings is approximately 6,000 square feet and is centrally located on the south side of the property. The other building is approximately 1,600 square feet and located east of the centrally located building. These two buildings will be used for office and equipment maintenance. The remainder of the site will be utilized for outdoor storage of containers for the recycling materials.

Surrounding Zoning Designations and Existing Use Activity:

| | | |
|---|---|--|
| North I-3 I-76 | North I-3 I-76 | North I-3 I-76 |
| West North I-3 Storage | Subject Property I-3 Industrial land | East I-3 Warehouse / Storage |
| Southwest I-3 Office / Storage | South I-3 Office / Storage | Southeast I-3 Commercial office/storage |

Compatibility with the Surrounding Land Uses:

The majority of properties surrounding the subject site are developed with industrial uses. The property to the north is the right-of-way for Interstate-76. The property directly west is utilized for aggregate materials and truck storage. The properties to the immediate east are used for

warehousing and outdoor storage of trucks and construction equipment. The properties to the south are utilized for office, warehousing and outdoor storage. The proposed request with required performance standards such as landscaping and screening will ensure the use is compatible with the surrounding properties. The required landscaping buffer will also provide adequate screening to mitigate potential aesthetic impacts. All trucks entering the site will also be covered for dust control.

Planning Commission Update:

The Planning Commission (PC) considered this case on November 9, 2017 and recommended unanimous approval of the request. At the hearing, the PC asked the applicant if they are currently conducting recycling operations on the site and if their operations plan includes crushing of materials. The applicant stated they are currently not conducting any recycling activities on-site until the Board of County Commissioners approves the conditional use permit. The PC also asked the applicant to explain their operation and processes including testing procedures and material sorting. The applicant informed the PC that all materials received on the property are tested by a certified inspector on the source site (demolition site) to make sure it is not contaminated prior to transporting to the property.

Staff had initially recommended a five year approval of the request. However, at the hearing, the applicant requested the PC to consider allowing the use for ten year years, instead of five years due to terms of financing the project. The PC supported the request to allow the use for ten years and modified staff initial condition to allow the use for ten years. There was no one from the public present to speak in favor or in opposition to the request.

PC and Staff Recommendations:

Based upon the application, the criteria for approval of conditional use permits, and a recent site visit, PC and staff recommends approval of this request with eight findings-of-fact, 3 conditions precedent, and 16 conditions.

Recommended Findings-of-Fact

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the

conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.

5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions Precedent:

1. Prior to commencing operations, and thereafter during the active life of the facility, and for one (1) year after closure, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. The amount of said bond shall be in the amount necessary to remove materials from recycling facilities for disposal at an appropriate disposal facility. The amount of the bond shall be calculated to include removal, tipping fees, and transportation costs. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.
2. Prior to commencing operations, the applicant shall receive a "Notice to Proceed" from the Department of Community and Economic Development. Written proof that all of the conditions precedents have been satisfied shall be required prior to receiving the notice.
3. The applicant shall submit and have approved a landscaping and screening plan no later than 45 days from the date of approval of this conditional use permit. The landscape and screening plan shall contain the required frontage landscaping, as identified on the landscape plan and also consistent with the County's Development Standards. If weather conditions necessitate a delay in installation of landscaping, collateral shall be filed with the County in an amount designated by the Director of Community and Economic Development, along with a schedule of completion, and a development agreement that is consistent with Section 4-16-05 of the County's Development Standards.

Recommended Conditions of Approval:

1. A building permit shall be required for any new structures as proposed in the application materials. All structures must comply with the minimum required setbacks and maximum height restrictions for the I-3 zone district.
2. The site shall maintain a clean, neat, and orderly appearance.

3. All recycled materials on site shall be stored in roll off containers with lids.
4. Stacking of roll off containers shall not be allowed.
5. Stockpiles of materials shall not be allowed.
6. Lighting shall be arranged and positioned so no direct lighting or reflection of lighting creates a nuisance or hazard to any adjoining property or right-of-way.
7. Prevention methods shall be in place to prevent the blowing of sand, dust, or debris off the boundary of the property.
8. The conditional use permit shall expire on December 5, 2027.
9. The operator shall keep records showing amounts of materials both processed and unprocessed. In addition, records containing customer lists and records showing amounts of recycled material shipped off site shall be kept.
10. The facility shall be limited only to those materials and processes described in this application and within the operations plan. Any changes to types of material or processes shall require an amended conditional use permit, which shall be reviewed and approved by the Department of Community and Economic Development.
11. Storage areas for the recycling facility shall only be allowed as depicted on the site plan. Any changes to the outdoor storage area shall require review and approval by Adams County.
12. All complaints received by the applicant concerning nuisance conditions attributable to the operation, and the resolution of those complaints, shall be conveyed to the Department of Community and Economic Development. Impacts from nuisance conditions from the operation shall be responded to and resolved immediately by the applicant. Disputes concerning nuisance conditions from the operation may be resolved by the Department of Community and Economic Development and may be justification for a show cause hearing before the Adams County Board of County Commissioners.
13. Violations to the conditions of approval may result in a show cause hearing before the Board of County Commissioners to revoke or suspend the conditional use permit.
14. Recycled materials on the site shall only consist only of wood, asphalt, soil, concrete, glass, metal, and other building related materials.
15. Shingles and drywall are not considered a recyclable material and shall not be accepted at this facility, except in de minimis amounts as a solid waste and then properly disposed of at a permitted waste disposal site.
16. All activities on the site shall conform to the operations plan submitted with this application (see exhibit 3.3)

CITIZEN COMMENTS

| Number of Property Owners Notified | Number of Public Comments Received by Staff |
|------------------------------------|--|
| 27 | 0 |

Staff sent 27 notices to property owners within 800 of the site. As of writing this report, staff has received no responses from the surrounding property owners.

COUNTY AGENCY COMMENTS

A traffic analysis, control plan, and drainage analysis was submitted with the application. These documents have been reviewed and approved by the development review engineering staff. No road improvements or right-of-way dedications were required for the subject request.

Staff also reviewed a recycling operations plan submitted with the application and had no concerns with the proposed plan.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

CDOT

- CDOT reviewed the request and had no objection to the CUP, however, wanted to ensure there will be no impacts to I-76. In addition, they stated all proposed signage shall be required to comply with state and local requirements.

Tri-County Health Department (TCHD)

- Tri-County reviewed the request and stated the applicant shall be required to comply with all State of Colorado requirements regarding recycling operations. In addition, Tri-County stated fugitive dust and vector controls shall be required to be in place.

Xcel Energy

- Xcel Energy reviewed the request and stated impacts to existing Xcel Energy infrastructure shall be avoided..

Responding without Concerns:

Colorado Department of Public Health and Environment (CDPHE)

Colorado Division of Water Resources

Urban Drainage & Flood Control District

Notified but not Responding / Considered a Favorable Response:

Adams County Fire Protection District

Century Link

Colorado Division of Wildlife

Comcast

EPA

Fisher Ditch Company

Hyland Hills Park and Recreation District

Mapleton School District

Metro Wastewater Reclamation

North Pecos Water & Sanitation

Regional Transportation District



Community & Economic Development Department

4430 South Adams County Parkway,
1st Floor, Suite W2000
Brighton, CO 80601-8205
PHONE 720.523.6800 FAX 720.523.6998

MEMORANDUM

To: Planning Commission

From: Christopher C. LaRue, Senior Planner

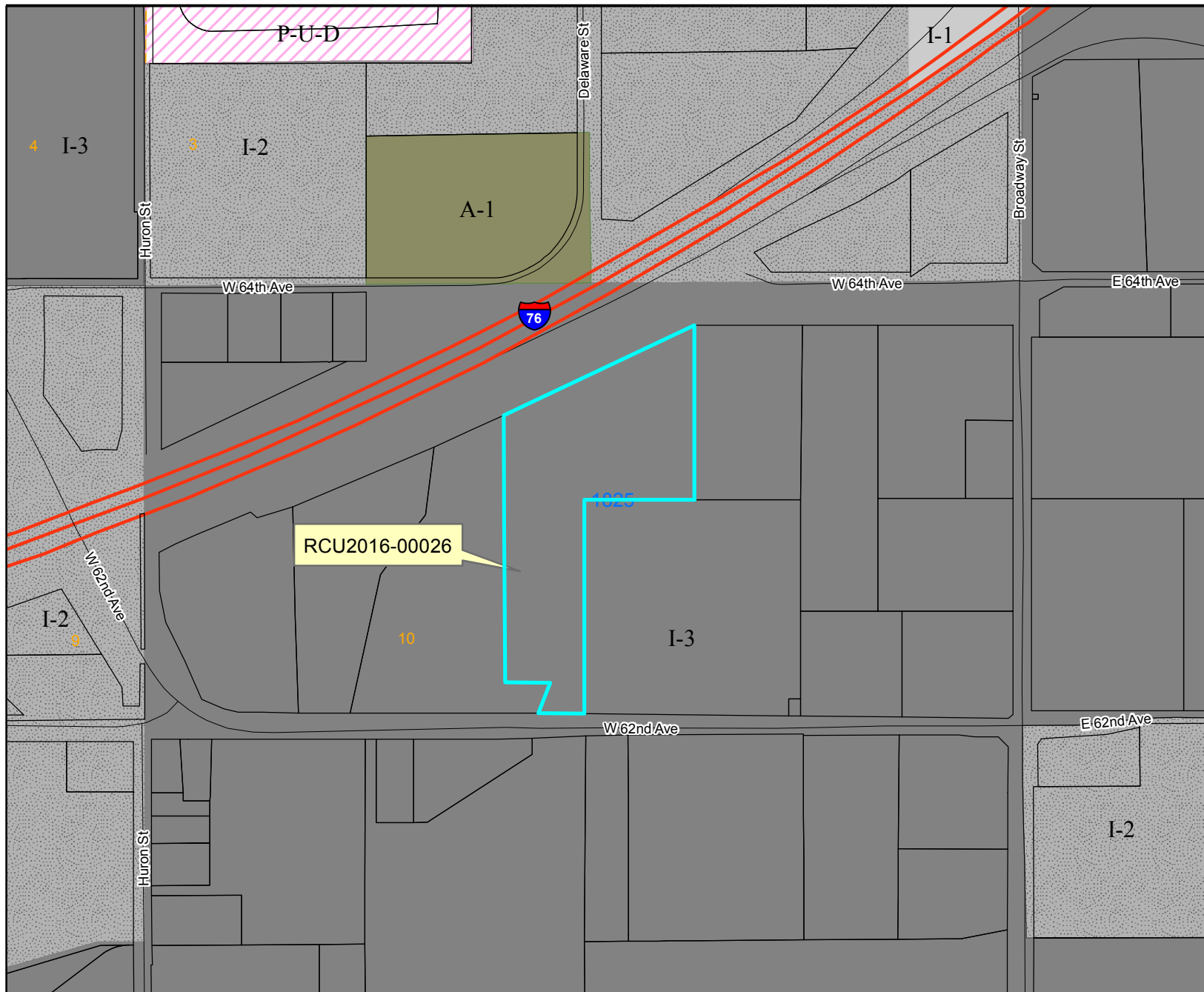
Subject: RCU2016-00026, 5280 Waste Solutions

Date: November 9, 2017

ALTERNATIVE RECOMMENDED FINDINGS OF FACT

If the Planning Commission does not concur with the Staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

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



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

5280 Waste Solutions

RCU2016-00026

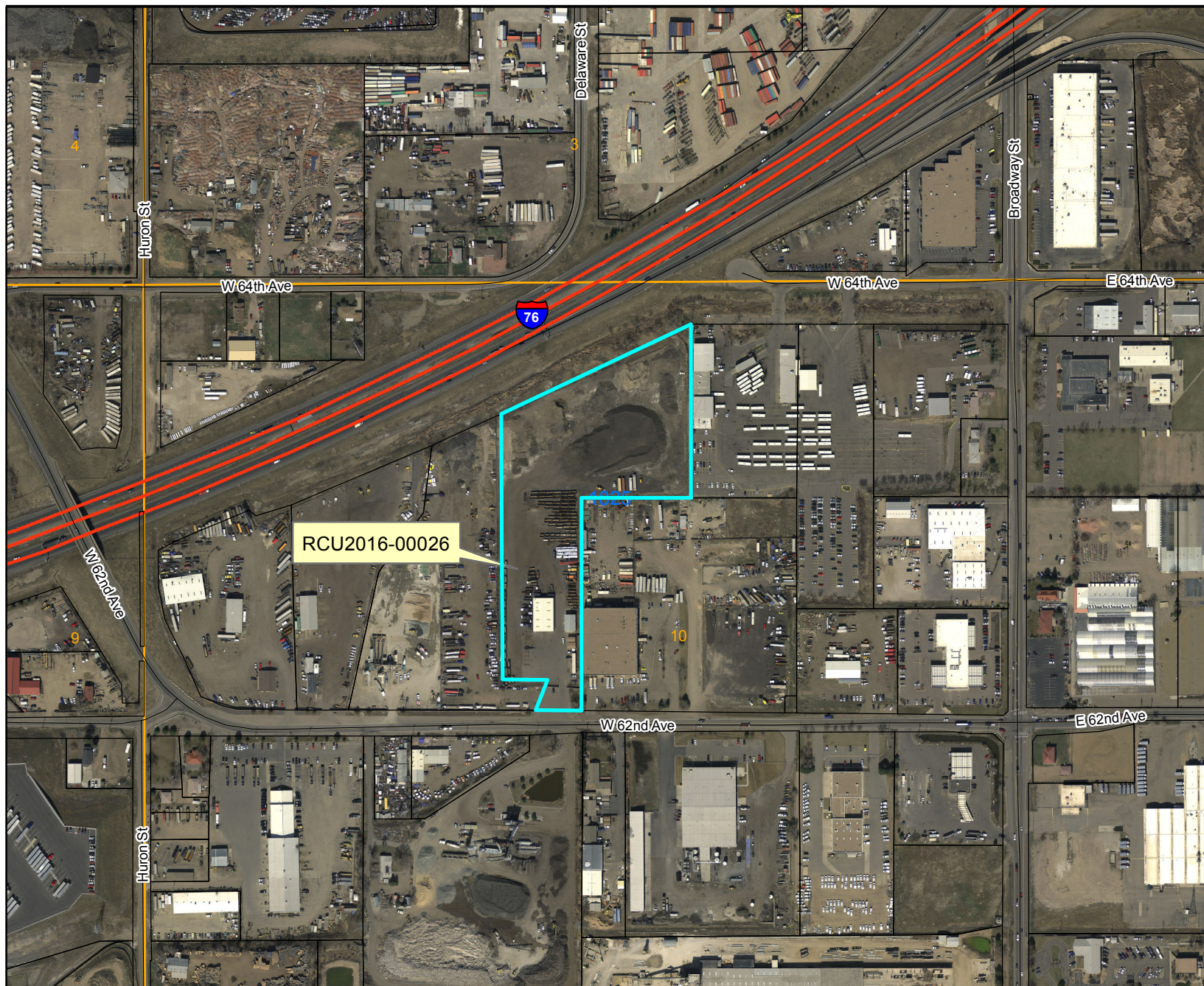


For display purposes only.



ADAMS COUNTY
COLORADO

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



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

5280 Waste Solutions

RCU2016-00026

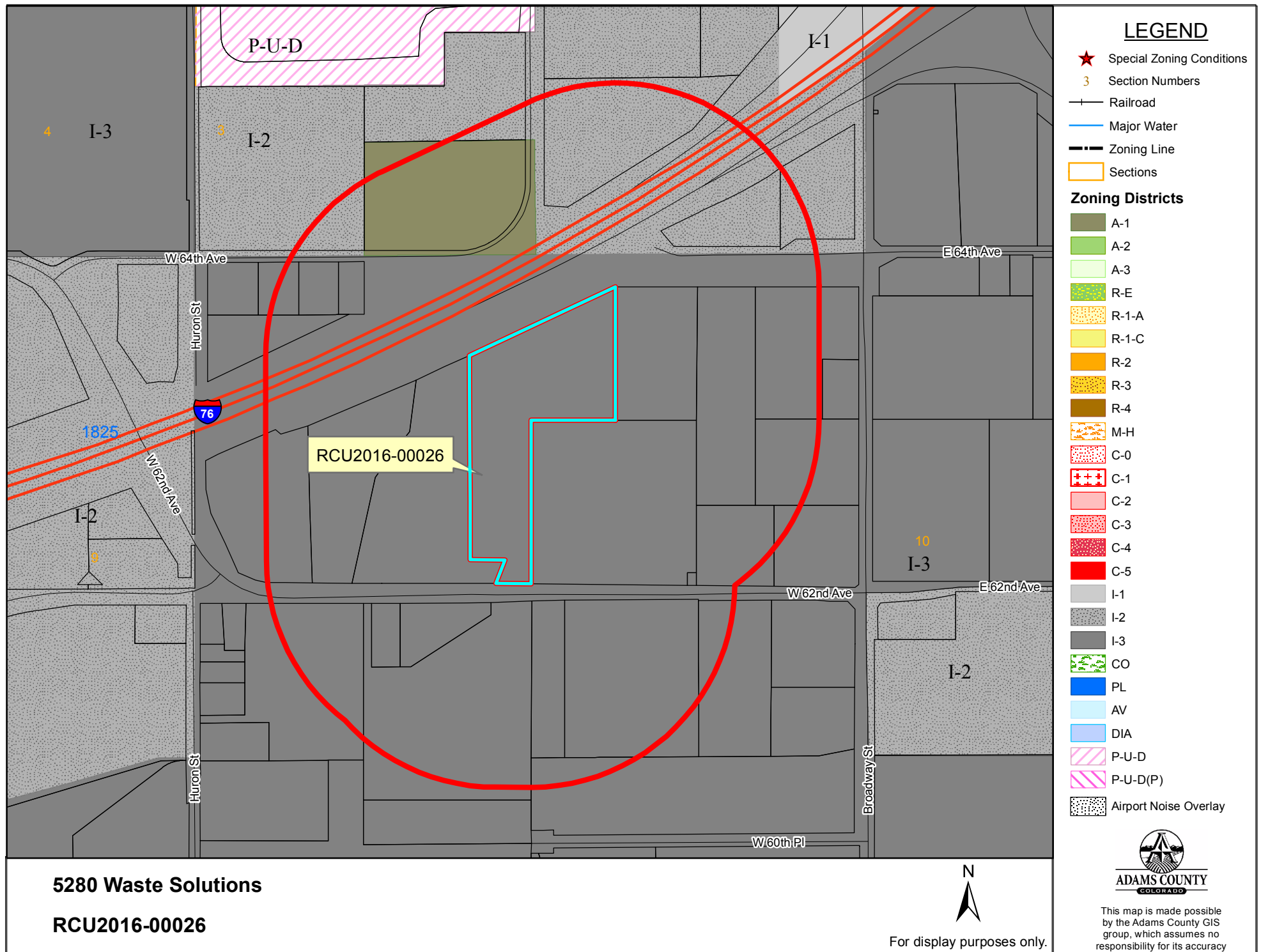


For display purposes only.



ADAMS COUNTY
COLORADO

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



5280 Waste Solutions

Proposed Sorting Facility

605 W. 62nd Avenue

Denver, CO

This outline amends and expands on the proposal for the above referenced sorting facility that was made at our initial meeting held on August 25, 2015. As a matter of reintroducing 5280 Waste Solutions LLC ("5280"), and it's current need to provide waste sorting services to clients and the Denver Metropolitan area, a brief narrative is set forth.

Introduction/Need. 5280 is an established waste handling and disposal company with extensive operations in the Denver metropolitan area. We principally handle construction and demolition ("C&D") waste generated from commercial construction and renovation projects. Increasingly, our company's focus is on enhancing recycling, advancing sustainable solutions, and otherwise minimizing waste disposed of at landfills. We are experiencing an increase in demand for projects requiring LEED certification and are subject to established environmental standards, including requirements for recycling specified volumes of waste.

Under these LEED certified projects, source separation occurs at the construction site ~ accordingly, all materials taken from the construction site to our Facility will be destined to be recycled. Non-recyclable trash will be segregated out at the construction site and put in separate bins to take directly to other locations. As confirmed in informal discussions with representatives of the Colorado Department of Public Health and Environment ("CDPHE"), the activities and operations to be performed at this Site clearly constitute recycling (involving "Recycled Materials", as defined in the Adams County code). In turn, these C&D recycling operations will be governed by Section 8.5 of the applicable CDPHE regulations and will be subject to basic requirements intended to support and encourage this very beneficial purpose.

5280 would like to enhance our capabilities and better position ourselves to handle the increasing demand generated by projects of this nature. To do so, we would like to obtain a Conditional Use Permit for this Facility from the County at the property known as 605 West 62nd Avenue, Denver, Colorado, located in unincorporated Adams County ("Site"). At present 5280 has been leasing the premises however we are under-contract to purchase the property in November of this year. The current owner is Alpha Milling, Inc., which upon our closing on the property would then lease back a small portion of the site as note on the attached map.

Recycling/Facility Layout. The attached site plan and survey provide more detail regarding the layout of the proposed sorting facility as well as the overall Site. Initially we had discussed incorporating the sorting facility into the existing maintenance building. However, after examination of the need, and the most efficient way to deliver this service to our customers, we are proposing a to build a new building of approximately 7,000 s.f. (70x100). The proposed building is located in the northwest corner of the site and takes into account setback requirements per existing code. The building would have a concrete tipping pad adjacent to the building on the south side. Ingress and egress patterns are shown on the site plan. Material would be delivered via the tipping pad on the south, sorted inside the facility. Segregated materials would then be exported out in roll-off dumpsters to recycling stations.

Traffic Control. The existing facility has been used for maintenance, servicing and storage of our fleet of trucks and roll-off containers for over 10 years. Accordingly, we have extensive history of the traffic

patterns on the site and in the neighboring area. A traffic letter is being prepared from a licensed qualified traffic engineer and will be available for review. Based on the projected recycling volume, there will not be a significant impact to traffic patterns both in the neighboring area and within the subject site. The area is heavily industrial (zoned I-2) and otherwise well suited for the intended use. For this reason, we expect no nuisance or other trash distribution issues to arise from this additional operation and will maintain the Site in its current clean, neat and orderly manner.

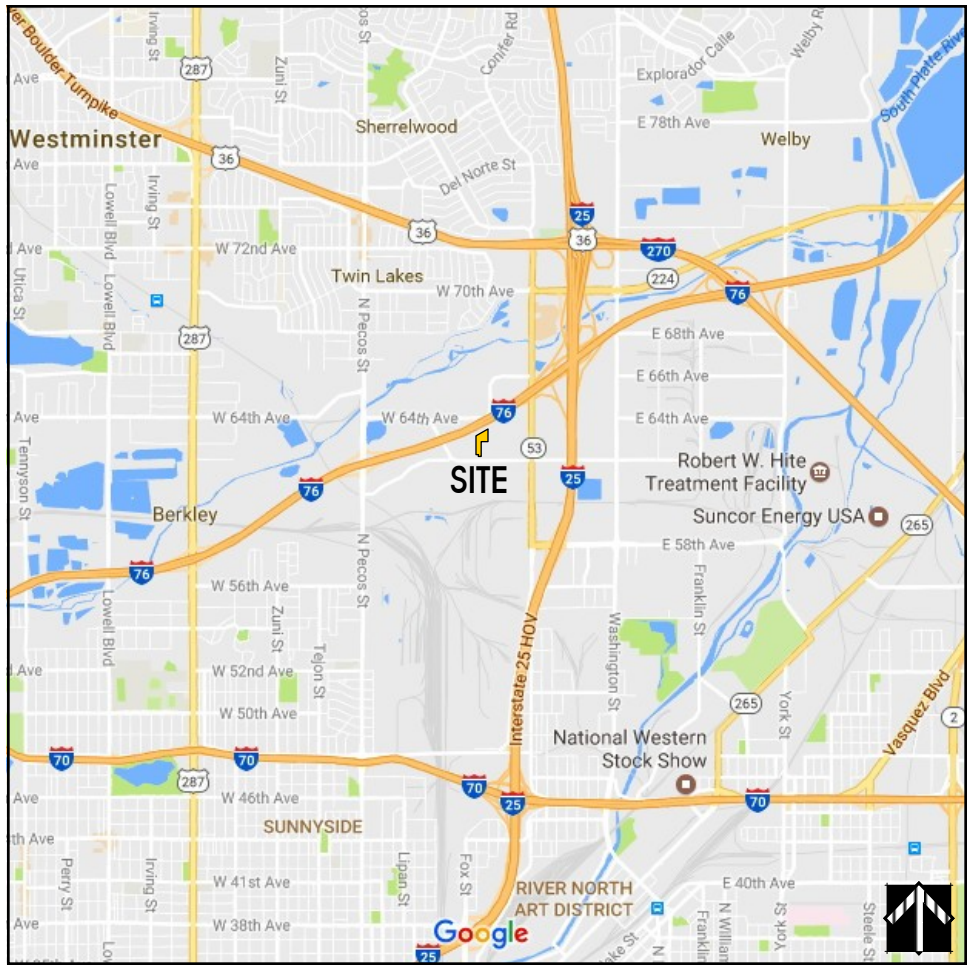
Fencing. The proposed building will be covered but will provide for truck access to dumpsters on the South and East sides of the building. There will not be any outdoor storage of material and therefore do not anticipate any additional security fencing. However, we are open to discussions about utilizing our current Site perimeter fencing design to maximize protection.

Record-Keeping. Current Site operations include an office area where records are stored; all appropriate data required by state and local regulations will be maintained.

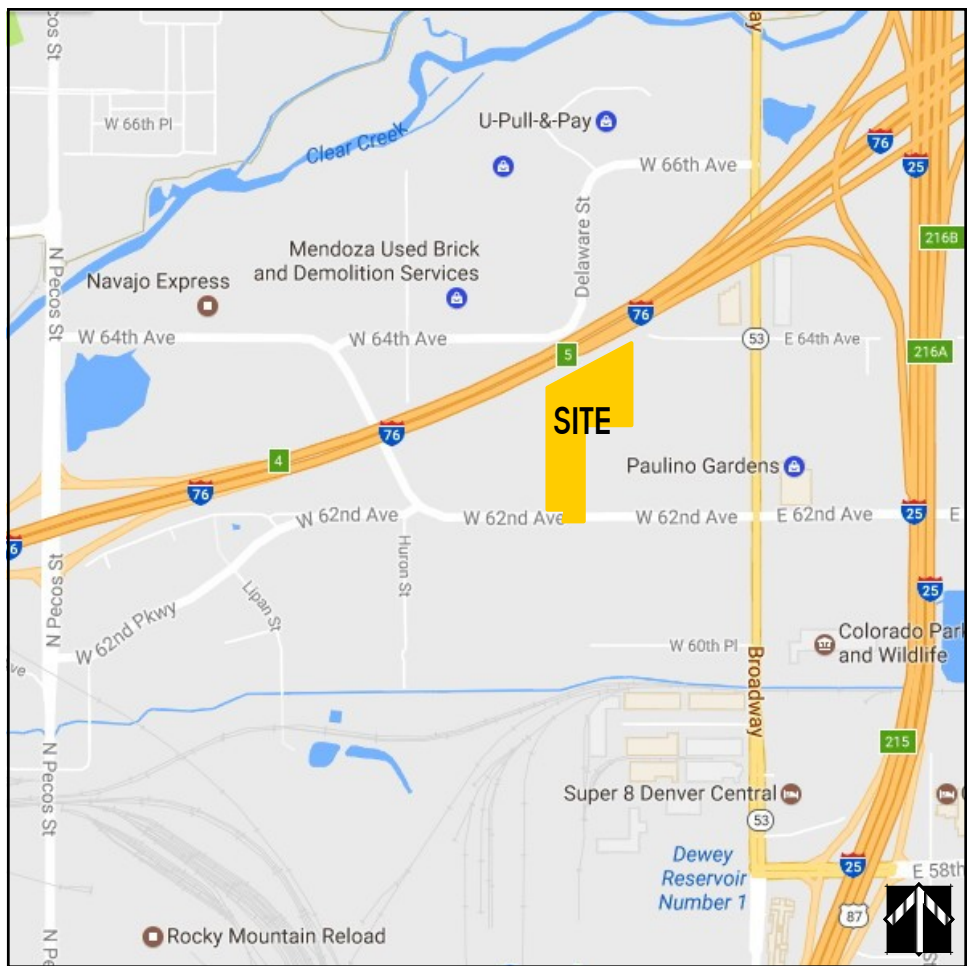
Bonding. We are unsure whether a bond will be required, given that applicable regulatory provisions seem to focus on tire storage facilities. No bond should be required to remove any materials to an appropriate disposal facility, since all materials will be continually recycled. We look forward to discussing these issues further.

General Environmental Protection/Stormwater. 5280 is very mindful of all environmental requirements and will ensure that its recycling operations are maintained not only to meet basic regulatory requirements, but to generally protect the health, safety, and general welfare of the area. The covered sorting area and other elements of the facility are designed for this purpose and to maximize safety during sorting or other tasks. The facility will continue to be refined with these goals in mind. We are closely aware of stormwater runoff and other related requirements and we will continue to design operations to meet applicable requirements, including those relevant to flood control or other related issues.

Removal of Trash. We do not expect any trash or other waste material to be generated by our transfer of recyclable C&D waste in covered containers to the Site. Therefore, we would not plan at this point to account for removal of any trash generated from our operation along public rights-of-way.



VICINITY MAP
NOT TO SPECIFIC SCALE



LOCATION MAP
NOT TO SPECIFIC SCALE



2015 AERIAL OF SITE
NOT TO SPECIFIC SCALE

AREA CALCULATIONS

| ELEMENT | SIZE | TOTAL SQUARE FOOTAGE | % OF SITE |
|-----------------------|------|----------------------|-----------|
| SITE | | | 100 |
| LANDSCAPE BORDER/BEDS | | | 10 |

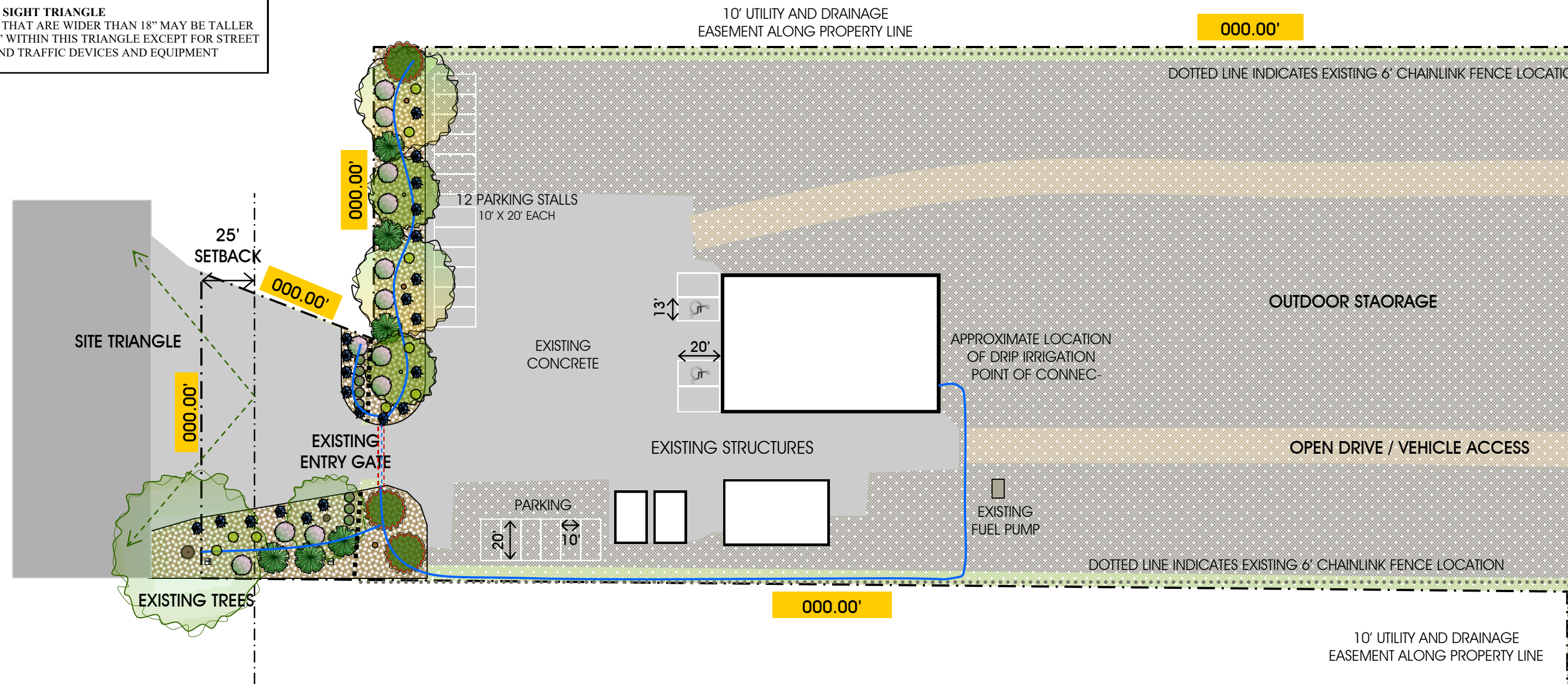


SIGHT TRIANGLE RESTRICTIONS:

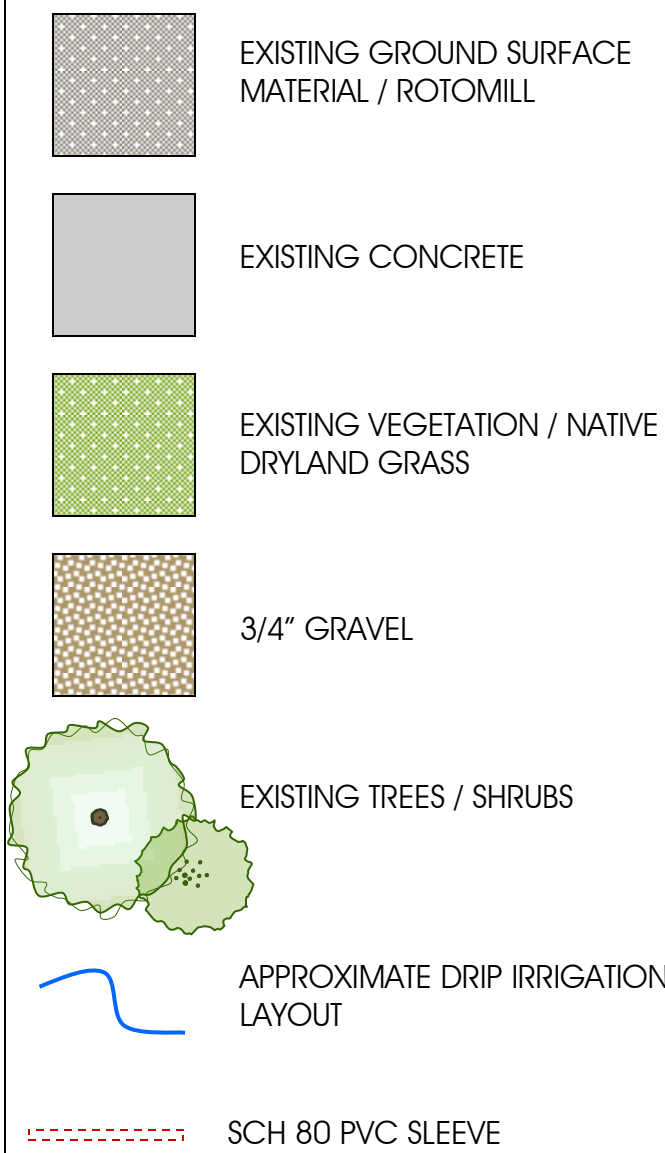
PEDESTRIAN SIGHT TRIANGLES
NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE

CORNER SIGHT TRIANGLE
MUST BE FREE OF ALL ITEMS OVER 30" IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT

AASHTO SIGHT TRIANGLE
NO ITEM THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC DEVICES AND EQUIPMENT



GRAPHIC SYMBOLS KEY / LEGEND



NOTES:

EXISTING GROUND SURFACE TO REMAIN THE SAME

STORM WATER DRAINAGE TO REMAIN THE SAME

DRIP IRRIGATION TO SUPPLY WATER TO PLANTS IN LANDSCAPED AREA

SOUTH SIDE OF PROPERTY OFF 62ND AVE. LANDSCAPED AREAS TO BE COVERED WITH WEED BARRIER FABRIC AND APPROVED ROCK/MULCH. NORTH SIDE LANDSCAPE PLANTS TO BLEND WITH NATIVE VEGETATION ALONG I-76 AND NOT HAVE WEED BARRIER FABRIC TO ALLOW GROUND COVERS TO SPREAD.

SPREADING JUNIPERS AND GROUND COVER TO SPREAD TO COVER 75% OR MORE OF LANDSCAPED AREA WHEN MATURE

PROPERTY IS IN FLOODPLAIN BUT NO PERMIT IS NEEDED FOR LANDSCAPE

10% OF SITE WILL BE LANDSCAPED BUT NO ENVIRONMENTAL ASSESSMENT WILL BE NEEDED ACCORDINGLY TO SITE'S NATURAL RESOURCE CONSERVATION OVERLAY REQUIREMENTS

PLANT INFORMATION

| Graphic Symbol | Quantity | Common Name | Botanical Name | Height | Spread | Installed Size |
|--------------------------------------|----------|---------------------------|---|----------|--------|----------------|
| Deciduous Trees | | | | | | |
| | 2 | Shademaster Locust | Gleditsia triacanthos inermis 'Shademaster' | 50' | 35' | 2 1/2" cal. |
| | 2 | Kentucky Coffeetree | Gymnocladus dioica | 60' | 50' | 3" cal. |
| | 4 | Crimson Spire Oak | Quercus 'Crimschmidt' | 45' | 15' | 2" cal. |
| | 7 | Lanceleaf Cottonwood | Populus x acuminata | 50' | 30' | 2 1/2" cal. |
| | 3 | Amur Maple | Acer ginnala | 25' | 20' | 2" cal. |
| Evergreen Trees | | | | | | |
| | 6 | Pinyon Pine | Pinus edulis | 25' | 15' | 6' |
| Deciduous Shrubs | | | | | | |
| | 12 | Common Purple Lilac | Syringa vulgaris | 15' | 8' | 5 gal. |
| | 7 | Sand Bar Willow | Salix exigua | 10' | 6' | 5 gal. |
| | 8 | Arctic Fire Dogwood | Cornus stolonifera 'Farrow' | 4' | 4' | 5 gal. |
| | 9 | Rabbitbrush | Chrysothamnus nauseosus | 4' | 4' | 5 gal. |
| Evergreen Shrubs | | | | | | |
| | 22 | Blue Chip Juniper | Juniperus horizontalis 'Blue Chip' | 10" | 6' | 5 gal. |
| Spreading ground cover / vine | | | | | | |
| | 100 | Purpureleaf Wintercreeper | Euonymus fortunei 'Coloratus' | 12-24" | 24-36" | 1 gal. |
| | 6 | Engleman Ivy | Parthenocissus quinquefolia engelmannii | to cover | fence | 1 gal. |

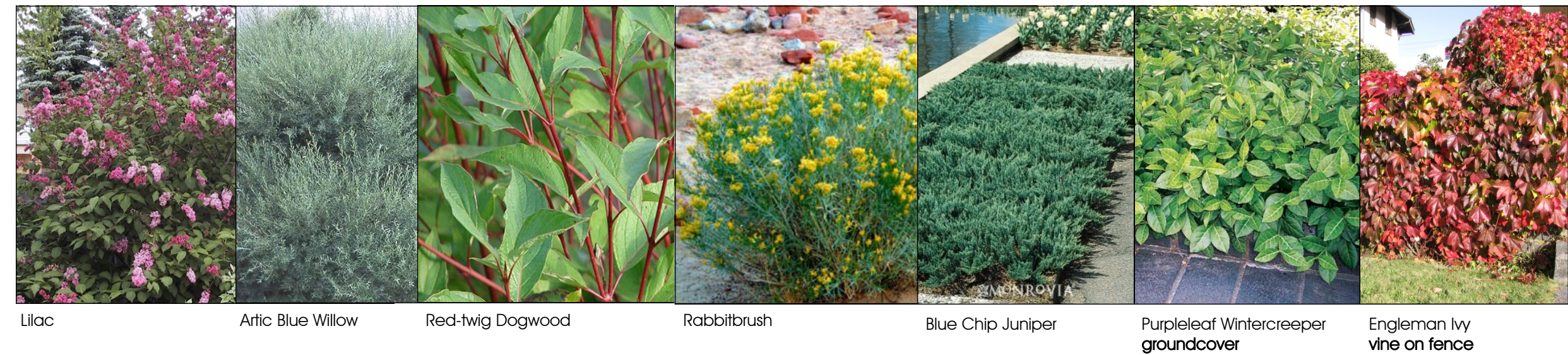
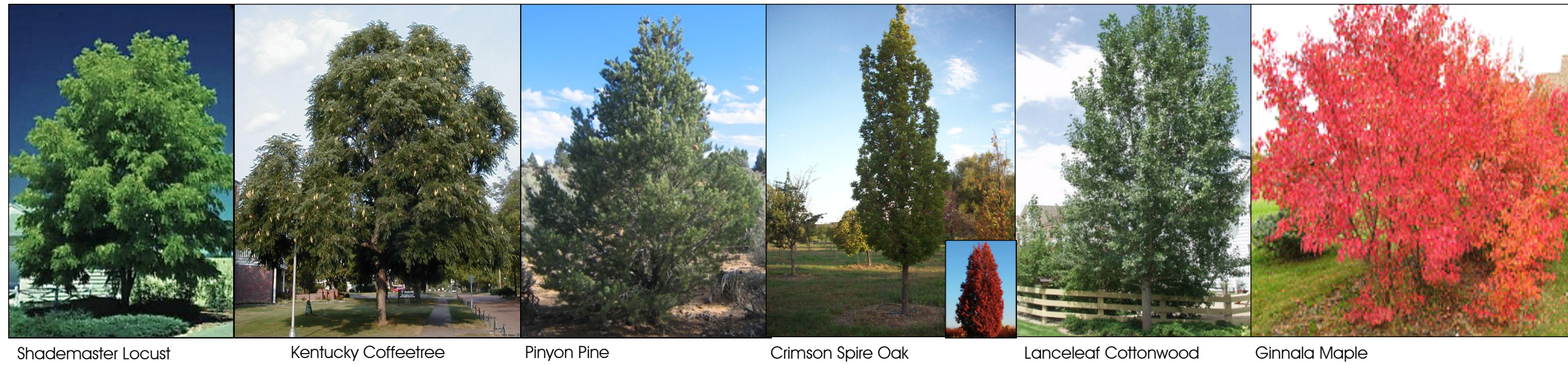
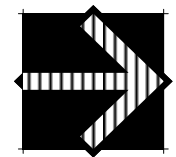
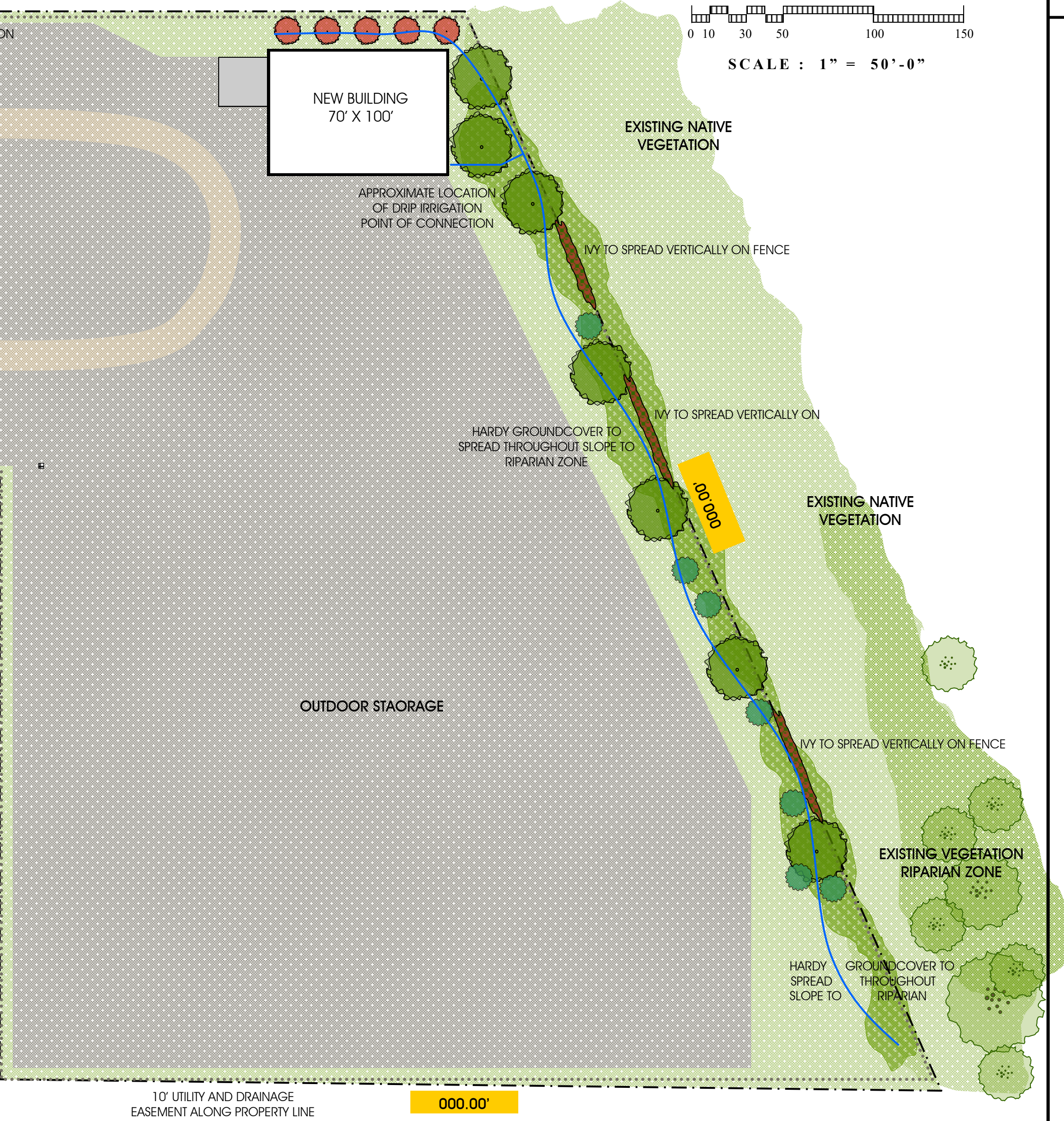
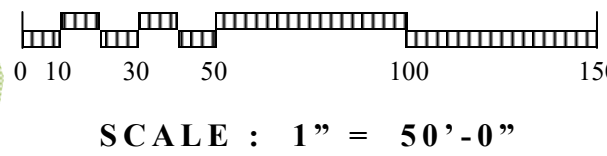


Exhibit 3.2



NORTH



605 W. 62nd Ave.
Denver, Colorado 80216

ARCHITECT/DESIGNER:
Sacred Soil Designs

DATE: 03.09.2017

REVISIONS:

SITE
IMPROVEMENT
LANDSCAPE PLAN

SHEET NUMBER:

Design and Operations Plan
5280 C&D Waste Recycling Center
605 W. 62nd Avenue

April 4, 2017

Contents

| | | |
|-----|--|---|
| 1.1 | Introduction and Purpose | 3 |
| 2.0 | General Data and Maps | 4 |
| 3.0 | Operating Standards and Procedures | 5 |
| 4.0 | Facility Design – Prevention of Unauthorized Traffic and Dumping | 6 |
| 5.0 | Environmental Controls | 6 |
| 6.0 | Closure Plan | 7 |
| | Figures/Tables | 9 |

Figures

- 1 Location and Vicinity Map
- 2 Site Plan

1.1 Introduction and Purpose

This document presents the design and operations plan for the 5280 C&D Waste Recycling Center. The Center is located at 605 W. 62nd Avenue (along I-76) in Denver. The site location is shown in Figure 1.

5280 is an established waste handling and disposal company with extensive operations in the Denver metropolitan area. The company principally handles construction and demolition ("C&D") waste generated from commercial construction and renovation projects. Increasingly, our company's focus is on enhancing recycling, advancing sustainable solutions, and otherwise minimizing waste disposed of at landfills. We are experiencing an increase in demand for projects requiring LEED certification which are subject to established environmental standards, including requirements for recycling specified volumes of waste. We are also looking at expanding recycling capabilities for all C&D wastes collected at our project sites, focusing on such specific materials as drywall.

In short, beyond our LEED certified projects, 5280 is responding to general customer and public demand for better capabilities to recycle all forms of C&D waste by developing this sorting center. The process is as follows. At the construction site, potentially recyclable C&D materials (e.g. metals) are sometimes separated out and put into different bins than those materials that are not recyclable. The recyclable materials are separately marked, and non-recyclables are sent to the landfill.

Much more often, there is insufficient room or personnel onsite to sort C&D waste, or the construction company does not have a program in place for separating recyclables. In this case, recyclables are commingled with other waste streams and 5280 collects all C&D waste generated from the project without any further separation.

5280 is preparing to move forward to meet this market by building on its recent RREO grant and constructing a facility to handle all materials which are considered recyclables under then-existing rules. At present, no shingles or drywall shall be accepted as recyclable materials at the facility, as CDPHE does not consider these waste streams to be recyclable at this time. 5280 does have a number of ideas for recycling drywall in particular (and obtaining beneficial use designation for same) and hopes to have such designations in place before facility startup. Until such time, they shall be considered solid waste. Only de minimis amounts of solid waste shall be accepted and will be subsequently taken to a permitted landfill. For purposes of this Plan, all materials considered recyclables under current CDPHE rules shall be referred to herein as "Recyclable Material."

Once Recyclable Material arrives via covered 5280 bins to our facility, and is delivered into the building via the tipping pad, a second sorting step will occur. This will involve manually separating material into individual bins (e.g. one for metal, another for glass, etc) for final recycling, and segregating any final small volume of material that is not truly recyclable (e.g. stray trash). This second step is the one addressed in this operations and design plan, where Recyclable Material is will be sorted inside the new recycling facility to be constructed on 5280's current location .

As confirmed by informal discussions with representatives of the Colorado Department of Public Health and Environment ("CDPHE"), the activities and operations to be performed at this Site clearly constitute recycling (involving "Recycled Materials", as defined in the Adams County code). In turn these C&D recycling operations will be governed by Section 8.5 of the applicable CDPHE rules, which are intended to support and encourage this very beneficial purpose. This document is

5280 Waste Solutions LLC Design and Operations Plan

designed to meet the requirements governing operations plans contained in Section 8.5.5, of the Colorado Department of Public Health and Environment solid waste regulations, as well as to incorporate all Adams County requirements.

2.0 General Data and Maps

2.1 OPERATOR

On-site Manager: William Bradley
On-site Phone: 720-884-0300
Email: Bill@5280waste.com

Property Owner Contact:

Alpha Industrial LLC
c/o Nick Ware
6015 W. 56th Ave.
Arvada, CO 80002
303-428-2899
dnware@alphamilling.com

2.2 LOCATION

The 8.7-acre Property is currently owned by Alpha Industrial LLP but under contract to be purchased by 5280, with closing now set for Summer 2017. A Site Location Map is shown in Exhibit 1.

Table 1: Subject Property Parcels, Ownership, and Zoning

| Subject Property Description | | | | |
|------------------------------|---|------------------|----------------------|----------------|
| Location: | 605 W. 62 nd Ave. Denver, CO 80216 | | County: | Adams |
| Lat/Long: | 39.810640,-104.992700 | | Acreage: | 8.7 |
| Parcel No. | Owner | Buildings | Property Type | Zoning: |
| 0182510201006 | Alpha Industrial LLP | 2 | Commercial | I-3 |

2.3 Physical Description of the Property

The Property is 8.7 acres in size and is located in an industrialized area of the Clear Creek Valley in Denver, Colorado. The Property elevation is approximately 5170 feet above mean sea level (amsl) and slopes downward slightly to the northeast. The Property is not located in a floodplain. There are no

water bodies on or adjacent to the Property. The nearest water body is Clear Creek located approximately 0.5 miles to the north.

A drainage channel is located along the northern Property boundary parallel to Interstate highway 76 (I-76). Methane gas vents are also present along the north edge of the Property. These vents were installed by the Colorado Department of Transportation (CDOT) during construction of I-76 to prevent methane migration under the highway. A slurry wall is incorporated into the vent design plans which is likely influencing groundwater flow in the area.

Four wells permitted for domestic use were identified within a half-mile of the Property in down-gradient locations. Based on the age of the domestic permits, their location within the North Pecos Water and Sanitation District service area, and prior well user surveys conducted in connection with the nearby Broderick Wood Products NPL Site, these wells are not believed to be used for domestic purposes currently. No domestic wells are present on the Property.

3.0 Operating Standards and Procedures

3.1 BASIC WASTE STREAM CHARACTERIZATION

The types of Recyclable Materials to be managed include all Recyclable Materials generated when one demolishes an existing structure and begins construction – thus, the general term “C&D” waste. C&D waste consist of wood waste, , asphalt, soil, concrete, glass, some metal materials (e.g. rebar), and other related building materials. The handling and sorting process and overall purpose of the sorting center is described above in Section 1.1. No liquid, leachable, or non-solid materials are generated in this process.

3.2 AMOUNTS HANDLED

The containers contain up to 30 yards of material and will arrive onsite covered and secure. Depending on project flow and related demands, we would not have more than 10 containers staged onsite awaiting recycling at any one time for a total of 300 yards of material. In addition there could be up to another 7 to 8 containers actively undergoing recycling within the sorting center. Recycling of material will typically begin within 24 hours of being onsite with an expected turnaround time of 72 hours to be hauled to the final market or other destination.

Accordingly, there would be no true “stockpile” location within the facility, as all Recyclable Material would be either stored temporarily in covered 5280 dumpsters used to transport materials to the site, or be unloaded via the tipping pad into the sorting area of the recycling facility and handled within the 24-hour turnover rate.

3.3 DISPOSAL

Any small volume of solid waste passing through the recycling center which cannot be recycled will be sent to:

- (1) Denver Arapahoe Disposal (DADS)
3500 South Gun Club Road
Aurora, CO 80018
Phone 303-690-4303

Should other landfills be used in the future, they will be added to this plan. Recyclable Materials will be delivered to various customers in Colorado.

4.0 Facility Design – Prevention of Unauthorized Traffic and Dumping

4.1 LOADING AND UNLOADING AREAS

The sorting center will be a newly-constructed, enclosed and covered structure protected from the elements. Attached as Figure 2 is a basic flow plan for the site and building. A temperature-controlled environment is not necessary, but our facility will have a misting system for dust control. While C&D material is largely inert, protection from the wind is important to control debris. Accordingly, there will be truck access doors on two sides that can be closed to secure the interior.

The structure will require a reinforced concrete slab and footing to allow for light truck movement and material storage within the building. An exterior concrete tipping pad will be made of reinforced concrete to support material unloading, and to support the weight of trucks in the tipping process. Per County requirements, the site will be landscaped and fence screening added.

4.2 ON SITE ROADS/TRAFFIC CONTROL

The existing facility has been used for maintenance, servicing and storage of our fleet of trucks and roll-off containers for over ten years. Accordingly, we have extensive history of the traffic patterns on the site and in the neighboring area. See Figure 2. A traffic letter has been being prepared from a licensed qualified traffic engineer and is available for review. Based on the projected recycling volume, there will not be a significant impact to traffic patterns both in the neighboring area and within the subject site. The area is heavily industrial (zoned 1-2) and otherwise well suited for the intended use. For this reason, we expect no nuisance or other trash distribution issues to arise from this additional operation and will maintain the Site in its current clean, neat and orderly manner.

4.3 GATE, FENCING AND SIGNAGE

A gate is located on the site access road about 900 feet from the entrance building. This gate is closed and locked during non-operating hours to prevent unauthorized access to the facility. The site is manned and monitored at all times to ensure no unauthorized access occurs. Bins are closely monitored to ensure no illegal dumping occurs or unauthorized waste is introduced into our waste streams. If this occurs, any such material will be sorted out during the on-site sorting process at our facility and disposed of properly.

Operating hours are posted on the gate. A sign at the intersection of the entrance road and Highway 73 shows the name of the facility, the operating hours and the telephone number. The company's web site and printed materials describe the types of solid wastes that are accepted and not accepted.

The proposed building will be covered but will provide for truck access to dumpsters on the South and East sides of the building. There will not be any outdoor storage of material and we therefore do not anticipate any additional security fencing.

4.4 EQUIPMENT

In addition to the physical structure, recycling equipment necessary will include a bobcat for moving Recyclable Material for more efficient sorting; additional roll-off containers for the sorted material; and a truck scale to weigh all incoming and outgoing waste/recyclable materials. Two roll-off trucks with hoists are required for the anticipated increase in volume generated by the sorting process. Similarly, approximately 15 additional roll-off containers will be needed for the sorting efforts.

5.0 Environmental Controls

5.1 Windblown Debris Control

We do not expect any trash or other waste material to be generated by our transfer of recyclable C&D waste in covered containers to the Site. Therefore, we would not plan at this point to account for removal of any trash generated from our operation along public rights-of-way or to any neighboring property. If these issues arise they will be immediately addressed by onsite personnel.

5.2 Noise, Dust and Odor Control

We recognized the need to control dust both during the offloading process, sorting at the facility, and final loading and transport. All trucks arriving at the site and leaving the site will be fully covered, and any material not sorted immediately at the recycling facility will remain covered until sorting occurs. We are also familiar with both CDPHE and OSHA requirements governing dust control and will ensure that all appropriate measures are taken to both minimize dust within the facility and meet any specific OSHA regulations. If necessary, a spray or other wetting system will be employed, but such considerations will be further vetted and incorporated into final design at the building permit stage.

5.3 Vector Control

Given the nature of the materials, enclosed nature of the facility, and short holding times involved and level of outdoor storage, we anticipate no vector issues. 5280 will be maintaining the facility in a very clean state after each sorting activity. No nuisance issues will be created by this activity.

5.4 FIRE PROTECTION

In the event of a fire at the facility that cannot be controlled by operating personnel, the emergency response system will be activated by calling 911 and the facility will be evacuated of all customers and non-essential personnel.

5.5 RECORDKEEPING

Current Site operations include an office area where records are stored; all appropriate data required by state and local regulations will be maintained.

6.0 Cbsure Plan

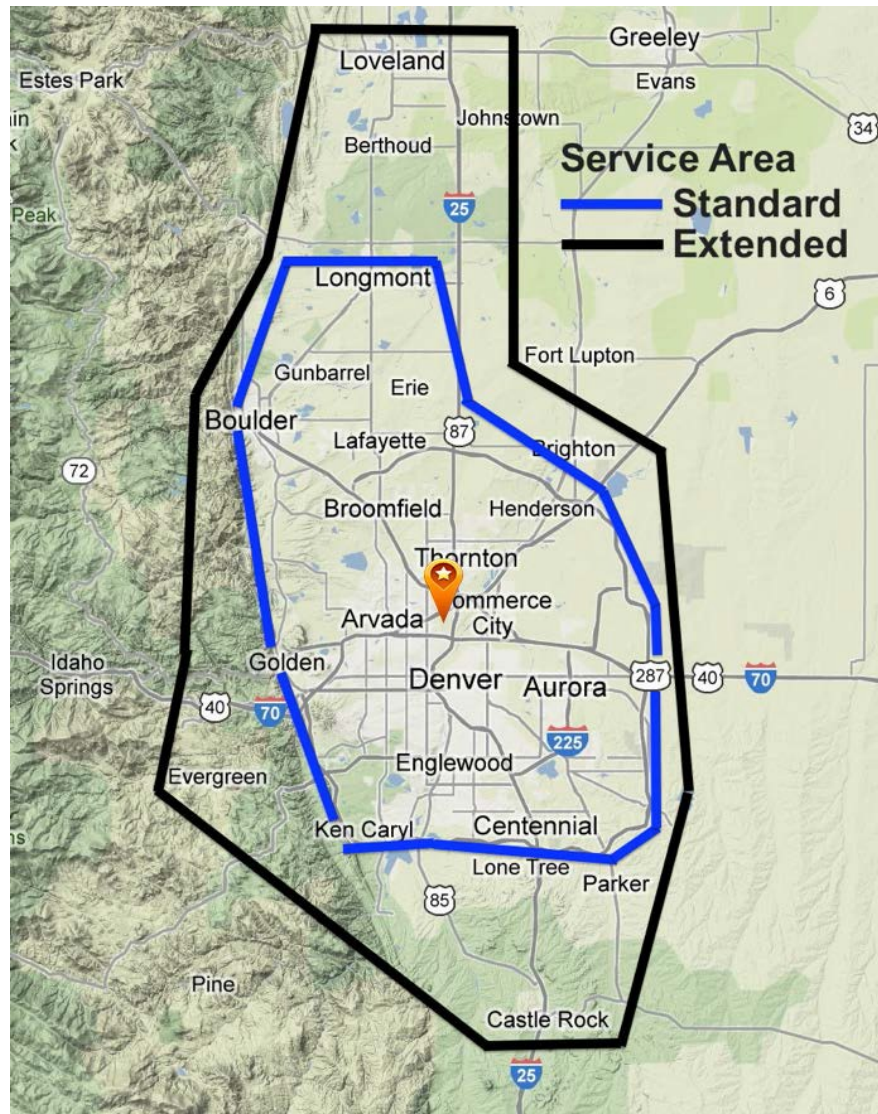
The closure plan for the final closure of the recycling center is as follows:

- (1) Any remaining waste (which is not expected) will be disposed at the landfill currently being used or any available alternative(s).
- (2) The Colorado Department of Public Health and Environment and the Tri-County Health Department will be notified in writing of a temporary or permanent closure of the recycling center.
- (3) All equipment relating to the recycling center will be removed from the current location.
- (4) A performance bond will be maintained to ensure all work is completed.
- (5) 5280 initiated a voluntary cleanup project at the Site to identify any preexisting Site impacts and enhance its usability going forward. This project culminated in receipt of a CDPHE No Action Determination dated November 25, 2015 which approved the Site for ongoing use, including the anticipated sorting and recycling station and ancillary activities. This will assist in ongoing handling of site issues and will be closely followed and comply with in completing the closure plan.

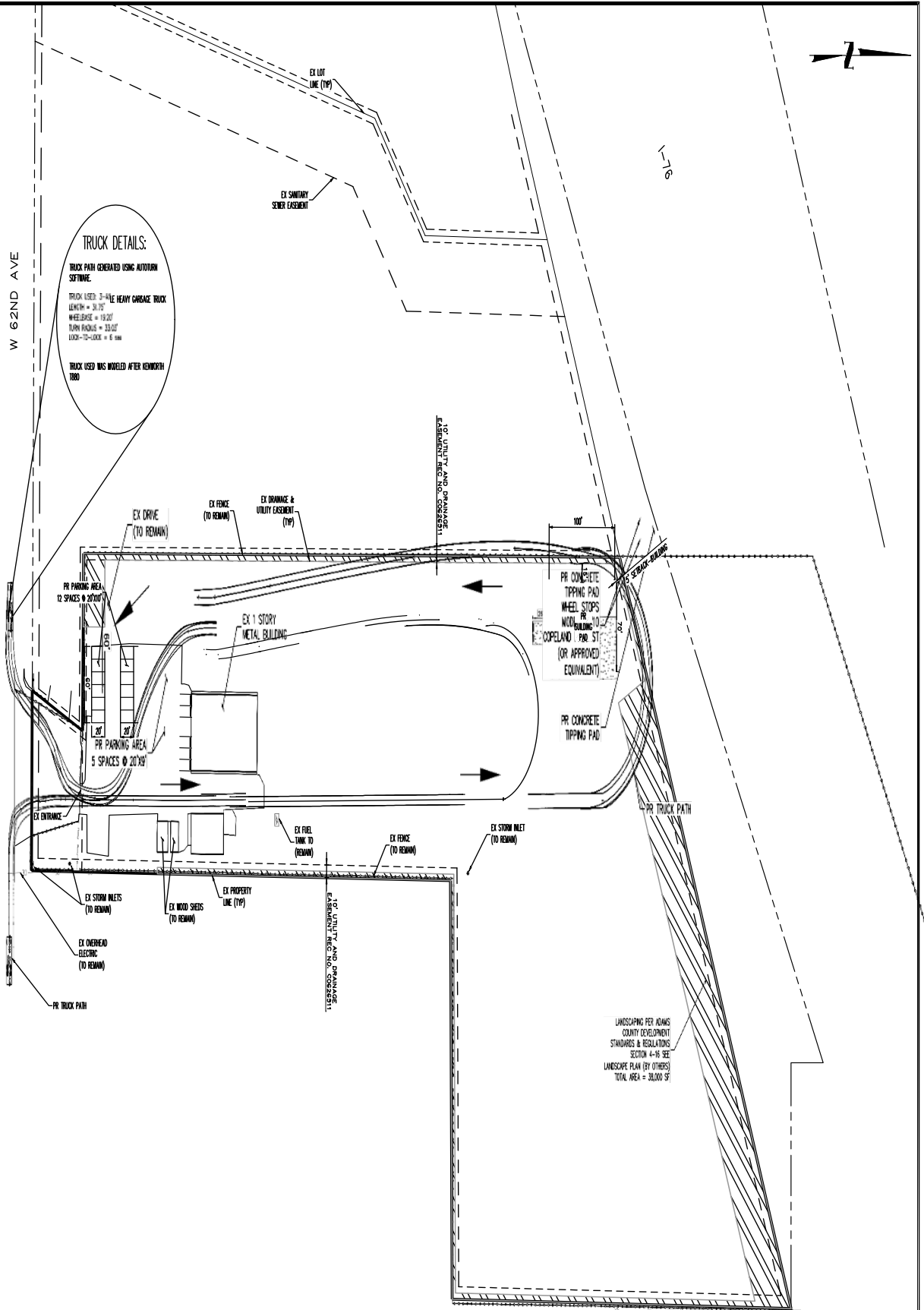
Figures/Tables

1. Location and Vicinity
2. Site Plan

1 – Location and Vicinity



2 - Site Plan



Know what's below.
Call before you dig.



HKS HARRIS
KOCHER
SMITH

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS IS A REPRESENTATION OF THE PROPOSED PROJECT. IT IS NOT A CONTRACT. THE PROJECT WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ADAMS COUNTY BOARD OF SUPERVISORS. THE PROJECT WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ADAMS COUNTY BOARD OF SUPERVISORS.

UTILITIES

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: 10/5/2016

Project Number: RCU2016-00026

Project Name: 5280 Waste Solutions

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: 09/07/2016

Email: iblair@adcogov.org

Complete

BSD1- Building permits would be required to construct, change, or alter any buildings. Engineered plans will be required to obtain permits.

BSD2- Applicant should refer to commercial and industrial submittal requirements.

BSD3- Current adopted codes are the 2012 International Building Codes, 2006 International Energy Code, and the 2014 National Electrical Code

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 09/27/2016

Email: glabrie@adcogov.org

Complete

Eng1; Must use existing access point. No additional access onto the site will be allowed. If the proposed land use will generate over 20 vehicles per day, a traffic impact study is required. Applicant must provide a trip generation analysis for the proposed land use and may be required to submit a traffic impact study as a result of this analysis.

Eng2; The applicant is proposing to install over 3,000 square feet of impervious area with the new structure on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

Eng3; Flood Insurance Rate Map – FIRM Panel # (08001C0611H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

Eng4; The project site is not located in a NRCO district. An environmental assessment is not required.

Eng5; The project site is not within the County's MS4 Stormwater Permit area. The installation of erosion and sediment control BMPs are expected.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 09/22/2016

Email: jrutter@adcogov.org

Resubmittal Required

ENV1. The parcel is located in the Adams County Flammable Gas Overlay (FGO). The FGO requires that the applicant either conduct a flammable gas investigation to determine that flammable gas (methane) is not present within the subsurface soils, or design the building with a flammable gas control system. The investigation plan will need to be approved by Tri-County Health Department (TCHD).

ENV2. The permit application did not specify the materials proposed to be recycled, merely "C&D" materials. More details are required. Specifically:

- 1) A description of the types of recyclable materials managed;
- 2) A description of amount of material on-site, frequency of recycling activities, and anticipated turnover rate;
- 3) A description of the stockpile location and heights. Per Section 4-10-02-04-07 (4), the stockpiles may only be placed as specified in the design and operations plan.

ENV4. Records shall be maintained in accordance with 4-10-02-06-07 (5.)

ENV5. A Performance Bond will be required.

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 09/08/2016

Email: aclark@adcogov.org

No Comment

Commenting Division: Planner Review

Name of Reviewer: Chris LaRue

Date: 10/05/2016

Email: clarue@adcogov.org

Resubmittal Required

PLN1. The site is located within the Industrial-3 (I-3) zoning district.

a. The request is for a CUP to develop the site as a construction demolition debris waste recycler. Per Section 3-25-04-03 of the Adams County Development Standards and Regulations, a Recycling Facility is considered a Heavy Industrial (Heavy Manufacturing or Processing) use.

b. Per Section 3-07 recycling facilities uses are only allowed by CUP in the I-3 zone district.

PLN2. The subject site is located within the Midwest Haulers Subdivision BLK:1 Lot:4.

PLN3. Ditch Impacts: Fisher Ditch Lateral is located within the site. Contact the ditch company at

303-289-1734 to determine their requirements. Did you contact the Ditch Company and received comments?

PLN4. Per Section 4-10-02-04-01 of the Adams County Development Standards and Regulations the following requirements shall apply:

1. Outdoor Storage: Materials may be stored outdoors, provided the storage area is consistent with the zone district allowances. All outdoor storage shall be screened in accordance with the Fencing, Walls and Screening section (See Section 4-10-01-03) of these standards and regulations. *Adopted by the BoCC on December 13, 2010

2. Garbage Storage: Any garbage storage area located outside shall be screened from the view of the public in accordance with the Fencing, Walls, and Screening section of these standards and regulations.

3. Smoke and Odor Control: Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

PLN5. Per Section 4-10-02-04-07 of the Adams County Development Standards and Regulations, the following requirements shall apply for a Recycling Facility:

1. Fencing: An eight (8) foot solid screen fence or security fence, with additional screening material, as approved by the Director of Community and Economic Development, shall enclose all outside storage. (See Sections 4-12-04-03 and 4-10-01-03 of the Development Standards and Regulations).

2. Traffic Control Plan: Provisions of the traffic control plan shall be followed Please review Section 8-02 of Adams County Development Standards and Regulations for guidelines on the Traffic Impact Study. This has not been addressed.

3. Nuisance Control Plan: Provisions of the nuisance control plan shall be followed. You did not provide a nuisance control plan.

4. Appearance: All sites shall maintain a clean, neat, and orderly appearance. Stockpiles of materials may only be placed as specified in the design and operation plan.

5. Recordkeeping: All operators shall maintain records showing amounts of stockpiled materials both processed and unprocessed that are consistent with the amounts allowed in the Permit. In addition, records containing customer lists and records showing amounts of recycled material shipped off site shall be maintained.

6. Performance Bond: Prior to commencing operations, and thereafter during the active life of the facility, and for one (1) year after closure, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. The amount of said bond shall be for the amount necessary to remove materials from recycling facilities for disposal at an appropriate disposal facility. The amount of the bond shall be calculated to include removal, tipping fees, and transportation costs. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions. Your application needs to provide a bond analysis for us to review. The bond would need to be provided to the County prior to operations commencing on site.

Commenting Division: Planner Review

Name of Reviewer: Chris LaRue

Date: 10/05/2016

Email: clarue@adcogov.org

Resubmittal Required

PLN7. Per Section 3-25 of the Adams County Development Standards and Regulations, the site shall conform to all designated setback and dimensional requirements for a structure. This shall include the following from Section 3-25-07 the Development Standards:

- a. Front: 50 feet
- b. Side: 15 feet on one side and 5 on the other side; 0 foot setbacks may be approved for fireproof structures.
- c. Rear: 15 feet
- d. Maximum Height: 90 feet

PLN8. Per Section 4-16 of the Adams County Development Standards and Regulations, all landscaping requirements shall be addressed in the Conditional Use Permit Submittal. Review Section 4-16-19-01 for required lot landscaping. Note there are options for landscaping frontage requirements to choose from. Per Section 4-16-15 all required landscaped areas and bufferyards must contain a minimum of seventy-five percent (75%) organic landscaping material, with a maximum of twenty-five percent (25%) non-living landscaping materials. All required landscaped areas and bufferyards shall be irrigated, maintained and kept free of weeds, debris and litter. Please provide details on how the landscaping requirement will be met.

PLN9. Per Section 4-12-04-03 of the Adams County Development Standards and Regulations, all required parking spaces shall conform to the standards and regulations. The regulations do not have a specific parking for recycling facilities. Please provide a parking analysis and demonstrate you will have sufficient parking on site for your proposed use. Review the chart in Section 4-12-04-03 for specific uses and ensure you will meet those requirements. For example, office uses will require 1 space for every 300 square feet of gross floor area. You did not address this concern.

PLN10. You indicate there will be no outdoor storage. Per Section 4-12-04-03 of the Adams County Development Standards and Regulations, all outdoor storage in excess of 100% of the building area shall comply with the following:

1. All outdoor storage shall be screened in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-03) of these standards and regulations.
2. All outdoor storage shall not exceed the height of the fence, unless specifically approved by the Board of County Commissioners as part of the Conditional Use Permit.
3. All outdoor storage shall consist of non-hazardous materials as determined by the Colorado Department of Health and Public Environment.
4. All outdoor storage shall be designed with adequate access areas and shall meet all requirements of the local fire district.
5. Outdoor Storage in excess of 100% of the building area within the Industrial-2 and Industrial-3 Zone Districts shall meet the following:
 - a. Outdoor Storage in excess of eighty percent (80%) of the entire lot or 10 acres shall require an approved Conditional Use Permit.
 - b. Outdoor Storage consisting of less than eighty percent (80%) of the entire lot or 10 acres shall be considered a use-by-right in the I-2 and I-3 Zone District and shall meet the above criteria.

Commenting Division: ROW Review

Name of Reviewer: Robert Kovacs

Date: 09/16/2016

Email: rokovacs@adcogov.org

Complete

ROW1: No ROW concern following review of submitted documents including Title Commitment.

ROW2: Required ROW Dedication to County from previous case has been made.

Commenting Division: ROW Review

Name of Reviewer: Robert Kovacs

Date: 09/26/2016

Email: rokovacs@adcogov.org

Complete

ROW1: Additional ROW will only be requested if a Traffic Study shows it as needed.

ROW2: All boundaries of the parcel have either a 5 foot or a 10 foot drainage and utility easement along the edge. The proposed sorting building should not be placed over these easements.

ROW3: An updated Title Commitment is needed to clearly indicate that no other easements have been created on this property since Nov. 18, 2015, the date of the Title Commitment upon which the submitted ALTA Survey was based.

From: [Loeffler - CDOT, Steven](#)
To: [Chris LaRue](#)
Subject: RCU2016-00026, 5280 Waste Solutions
Date: Tuesday, September 20, 2016 1:24:35 PM

Chris,

I have reviewed the request for comments regarding the a CUP to operate a recycling facility located at 605 W 62nd Ave and have the following comments:

- No objection to the CUP
- If grading will be done on this property, we will want to review the drainage report to make sure Interstate 76 Right-of-Way will not be negatively impacted.
- .Any signing on this property that will be visible to Interstate 76 must be on-premise in nature and only advertise goods or services that are available on that property and must comply with any other applicable rules governing outdoor advertising in Colorado, **2 CCR 601-3.**

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



From: [Jen Rutter](#)
To: [Chris LaRue](#)
Subject: Fwd: Case # RCU2016-00026, 5280 Waste Solutions request for comments
Date: Monday, October 03, 2016 9:25:29 AM

Jen Rutter
Senior Environmental Analyst
Community & Economic Development Department
Adams County, Colorado
O: 720.523.6841 | jrutter@adcogov.org

----- Original message -----

From: "Kray - CDPHE, Wolfgang" <wolfgang.kray@state.co.us>
Date: 10/3/16 9:24 AM (GMT-07:00)
To: Jen Rutter <JRutter@adcogov.org>
Subject: Re: FW: Case # RCU2016-00026, 5280 Waste Solutions request for comments

Thanks Jen,

David and I have had discussions with 5280 about this proposed C&D recycling operation. I will be at the SWANA conference today and tomorrow so I will not have time to draft a formal response letter.

Essentially, the facility will need to comply with Section 8.5 of the solid waste regulations as a industrial recycling facility. This will require 1) registering as a recycling facility, 2) submitting annual reports on types and quantities of materials received at the facility 3) meeting the 75% minimum material turnover rate and 4) developing an operations plan. If the facility accepts any liquid or leachable materials, they will need to have an engineered design and operations plan, and submit that plan for approval prior to accepting materials. My understanding based on the initial discussion's we've had with 5280 is that the facility will not be accepting liquid or leachable materials.

Please let me know if you have any questions or need additional information.

On Fri, Sep 30, 2016 at 3:56 PM, Jen Rutter <JRutter@adcogov.org> wrote:

Wolf,

Sorry this is so last minute, but after speaking to Lisa Oliveto at TCHD, I realized that you should probably provide input. Andy Todd was sent the original referral and he has not yet commented.

Chris LaRue does not need to send comments until next Tuesday, October 4th.

Thanks,

Jen



Jen Rutter

Senior Environmental Analyst, *Community & Economic Development
Department*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: [720.523.6841](tel:720.523.6841) | jrutter@adcogov.org

www.adcogov.org

From: Chris LaRue

Sent: Thursday, September 08, 2016 11:08 AM

To: Chris LaRue

Subject: Case # RCU2016-00026, 5280 Waste Solutions request for comments

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

Conditional Use Permit to operate a recycling facility (construction & demolition waste) in the I-3 zone district.

This request is located at: 605 W 62ND AVE

The Assessor's Parcel Number is: 0182510201006



COLORADO
Division of Water Resources
Department of Natural Resources

John W. Hickenlooper
Governor

Robert Randall
Executive Director

Dick Wolfe, P.E.
Director/State Engineer

May 1, 2017

Chris LaRue
Adams County Planning & Development Department
Transmitted via email: CLaRue@adcogov.org

Re: 5280 Waste Solutions LLC
Project Number: RCU2016-00026
Section 10, Township 3 South, Range 68 West, 6th P.M.
Water Division 1, Water District 7

Dear Mr. LaRue,

We have reviewed the additional information on above referenced referral received April 27, 2017. This referral does not appear to qualify as a "subdivision" as defined in Section § 30-28-101(10)(a), C.R.S., pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments will not address the adequacy of the water supply plan for this proposal or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The Applicant is requesting a Conditional Use Permit to develop a recycling facility at the property known as 605 West 62nd Avenue, in Adams County. The Division of Water Resources previously provided comments to this project by our letter dated September 14, 2016 and February 23, 2017. According to previous information provided the proposed recycling facility will not require any water or sewer uses with the exception of a mist system that may be added in the future. The site is located within the North Pecos Water and Sanitation District ("District") service area. Since the proposed recycling facility will currently not use any water we have no objection to this proposal. However at such time as water is needed for the mist system the applicant must ensure that the District is willing and has the water available to supply the mist system.

Should you or the applicant have any questions, please contact Ioana Comaniciu at (303) 866-3581 x8246.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer





September 30, 2016

Chris LaRue
 Adams County
 Community & Economic Development Department
 4430 S Adams County Pkwy, Suite W2000
 Brighton, CO 80601-8204

RE: 5280 Waste Solutions CUP, RCU2016-00026
 TCHD Case No. 4075

Dear Mr. LaRue:

Thank you for the opportunity to review and comment on the Conditional Use Permit to operate a construction and demolition recycling facility in the I-3 zone district located at 605 W 62nd Ave. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Construction and Demolition Recycling Facility

Recycling of industrial materials has the potential to cause odors, ground water contamination, and nuisance conditions. Recycling facilities are regulated by the Hazardous Materials and Waste Management Division of Colorado Department of Public Health and Environment (CDPHE) under Section 8.5 of 6 CCR 1007-2, Part 1.

The applicant does not specify what materials will be recycled. Depending on odor or fugitive dust concerns of the materials, air quality controls within the facility may be required by CDPHE.

In the narrative, the applicant indicates contradicting information about the location where separation will occur. Under Introduction/Need, in the second paragraph, it states that "Under these LEED certified projects, source separation occurs at the construction site..." but in the Recycling/Facility Layout section it states that "material would be delivered via the tipping pad on the south, sorted inside the facility." Location of sorting may affect which regulations apply to the site. CDPHE will determine which regulations apply - the narrative indicates that the applicant has already been in contact with CDPHE. More information can be found at <https://www.colorado.gov/pacific/cdphe/recycling> or by contacting Wolf Kray from CDPHE at (303) 692-3337.

Vector Control – Outdoor Storage

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. Often, storage of materials can attract rodents such as mice and rats which carry diseases that can be spread to humans through contact with rodent feces, urine, or saliva. To prevent rodent infestations, TCHD recommends that the applicant keep the facility as clean as possible and create a plan for

5280 Waste Solutions CUP, RCU2016-00026

TCHD Case No. 4075

September 30, 2016

Page 2 of 2

regular pest control. More information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

Fugitive Dust

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, heart disease, and low birth weight. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions, including fugitive dust. TCHD recommends that the applicant employ on-site dust control measures to minimize the amount of dust created at the project site and ensure that trucks leaving the facility are covered. More information is available at <https://www.colorado.gov/pacific/cdphe/categories/services-and-information/environment/air-quality/business-and-industry>.

Please feel free to contact me at (720) 200-1585 or lbroten@tchd.org if you have any questions regarding TCHD's comments.

Sincerely,



Laurel Broten, MPH
Land Use and Built Environment Specialist
Tri-County Health Department

CC: Sheila Lynch, Monte Deatrich, Lisa Oliveto, TCHD



URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

Ken MacKenzie, Executive Director
2480 W. 26th Avenue, Suite 156B
Denver, CO 80211-5304

Telephone 303-455-6277
Fax 303-455-7880
www.udfcd.org

May 18, 2017

UDFCD Maintenance Eligibility Program Referral Review Comments

Project: **5280 Waste Solutions**
Stream: **Clear Creek**
UDFCD MEP Phase: **Referral**
UD MEP ID: **106066/10001380**

Dear Chris,

This letter is in response to the request for our comments concerning the above referenced project. We have **no comments** on this project as it is not eligible for maintenance. The site is less than 130 acres in size and is not adjacent to the floodplain. The current master plan for this area does show improvements affecting this property, but UDFCD and Adams County are in the process of updating the master plan and the draft revision no longer shows those improvements in this location.

No further submittals are required.

Please feel free to contact me with any questions or concerns.

Sincerely,

Urban Drainage and Flood Control District

Shea Thomas, PE

Watershed Services Program



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 15, 2017

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

Attn: Chris LaRue

Re: 5280 Waste Solutions 2nd Re-Submittal, Case # RCU2016-00026

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second resubmittal of the conditional use permit plans for **5280 Waste Solutions** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing electric distribution facilities within the subject property. Should the project require any new gas or electric service or modification to existing facilities, the property owner/developer/contractor must contact the **Builder's Call Line** at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (*register*, application can then be tracked) to complete the application process. 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 for new facilities.

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

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

CERTIFICATE OF POSTING



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

605 West 62nd Avenue

on October 12, 2017

in accordance with the requirements of the Adams County Zoning Regulations

Christopher C. La Rue

Christopher C. La Rue



Public Hearing Notification

| | |
|---|-------------------------|
| Case Name: | 5280 Waste Solutions |
| Case Number: | RCU2016-00026 |
| 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 12, 2017

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

Requesting a Conditional Use Permit to operate a recycling facility (construction & demolition waste) in the I-3 zone district.

The proposed use will be: Industrial

This request is located at: 605 W 62ND AVE

The Assessor's Parcel Number: 0182510201006

Applicant Information: 5280 WASTE SOLUTIONS LLC
DOUG GANNETT
7010 BROADWAY STE 107
DENVER, CO 80221

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

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

this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

A handwritten signature in black ink that reads "Christopher C. LaRue". The script is cursive and fluid, with the first name and last name clearly legible.

Christopher C. LaRue
Senior Planner



Request for Comments

| | |
|--------------|----------------------|
| Case Name: | 5280 Waste Solutions |
| Case Number: | RCU2016-00026 |

April 27, 2017

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

Conditional Use Permit to operate a recycling facility (construction & demolition waste) in the I-3 zone district.

This request is located at: 605 W 62ND AVE The

Assessor's Parcel Number is: 0182510201006

Applicant Information: 5280 WASTE SOLUTIONS LLC
DOUG GANNETT
7010 BROADWAY STE 107
DENVER, CO 80221

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 **05/19/2017** 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. 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 <http://www.adcogov.org/planning/currentcases>.

Thank you for your review of this case.

Christopher C. LaRue
Senior Planner

PUBLICATION REQUEST

5280 Waste Solutions

Case Number: RCU2016-00026

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: Requesting a Conditional Use Permit to operate a recycling facility (construction & demolition waste) in the I-3 zone district.

Location: 605 W 62ND AVE

Parcel Number: 0182510201006

Case Manager: Chris LaRue

Case Technician: Shayla Christenson

Applicant: DOUG GANNETT 720-884-0300
7010 BROADWAY STE 107
DENVER, CO 80221

Owner: ALPHA INDUSTRIAL LLLP
6015 W 56TH AVE
ARVADA, CO 800022715

Legal Description: SUB: MIDWEST HAULERS SUBDIVISION BLK:1 LOT:4

705W62 LLC
705 W 62ND AVE
DENVER CO 80216-1002

DCPS REAL ESTATE LLC
2614 W 26TH AVE
DENVER CO 80211-4719

ALPHA INDUSTRIAL LLLP
6015 W 56TH AVE
ARVADA CO 80002-2715

DENVER INVESTMENTS LLC
PO BOX 65809
SALT LAKE CITY UT 84165-0809

BELLIO DERALD
6620 NEWTON CT
ARVADA CO 80003-6421

FHLR PROPERTIES
4880 PEARL ST
BOULDER CO 80301

BOULDER CAMPGROUNDS INC
4880 PEARL ST
BOULDER CO 80301-2454

FIORE PARTNERS LLC
730 W 62ND AVE
DENVER CO 80216-1020

BOULDER CAMPGROUNDS INC
C/O FHLR LLP
4880 PEARL ST
BOULDER CO 80301

FISHER RANCH PROPERTIES LLC
ATTN RUTH SPANO
2090 E 104TH AVE NO. 301
DENVER CO 80233-4316

BRANNAN SAND AND GRAVEL COMPANY LLC
2500 BRANNAN WAY
DENVER CO 80229-7029

MENDOZA RAFAEL AND
MENDOZA FLORENCE
1955 E 75TH AVE
DENVER CO 80229

BRIENZA JAMES E AND BRIENZA GERARD J AND
RUSSO TRACI J
5783 SECREST CT
GOLDEN CO 80403

MOUNTAIN STATES TELEPHONE
AND TELEGRAPH CO
NEED ADDRESS

CHALK GEORGE E AND
CHALK MARIAN F
13330 E IOWA
AURORA CO 80012-5323

NWP HOLDINGS LLC
7100 N BROADWAY NO 2PPH
DENVER CO 80221

CHALK GEORGE E AND
CHALK MARIAN F
13330 E IOWA AVE
AURORA CO 80012-5323

PHELPS-TOINTON INC
5801 PECOS ST
DENVER CO 80221-6644

DCPS REAL ESTATE 552
552 W 62ND AVE
DENVER CO 80216

PROGRESSIVE CASUALTY INSURANCE
COMPANY C/O REAL ESTATE NOTIFICATIONS
PO BOX 89429
CLEVELAND OH 44101

PUBLIC SERVICE COMPANY OF COLORADO
ATTN TAX SERVICES DEPARTMENT
PO BOX1979
DENVER CO 80201-1979

SIXTY-FOUR O ONE BROADWAY LLC
PO BOX 102855
DENVER CO 80250-2855

SPANO PHILLIP J AND
SPANO RUTH F
2090 E 104TH AVE NO. 301
DENVER CO 80233-4316

VANCE BROTHERS INC
5201 BRIGHTON AVE
KANSAS CITY MO 64130-3196

VETOS WILLIAM AND VETOS ROSEMARY
5473 SECREST COURT
GOLDEN CO 80403

VETOS WILLIAM G AND
VETOS ROSEMARY L
5473 SECREST COURT
GOLDEN CO 80403

VOGLER REAL ESTATE
PARTNERS LTD
6301 BROADWAY
DENVER CO 80216-1034



Referral Listing
Case Number RCU2016-00026
5280 Waste Solutions

| Agency | Contact Information |
|--|--|
| Adams County Development Services - Building | Justin Blair JBlair@adcogov.org 720.523.6825 JBlair@adcogov.org |
| Adams County Fire Protection District | Marshall Fire 8055 N. WASHINGTON ST. DENVER CO 80229 (303) 289-4683 gpreston@acfpd.org |
| CDPHE - AIR QUALITY | JAMES A. DILEO 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303-692-3127 jim.dileo@state.co.us |
| CDPHE - WATER QUALITY PROTECTION SECT | Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WQCD-B2 DENVER CO 80246-1530 303-692-3509 patrick.j.pfaltzgraff@state.co.us |
| CDPHE SOLID WASTE UNIT | Andy Todd 4300 CHERRY CREEK DR SOUTH HMWMD-CP-B2 DENVER CO 80246-1530 303.691.4049 Andrew.Todd@state.co.us |
| Century Link, Inc | Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-508-3724 720-245-0029 brandyn.wiedrich@centurylink.com |
| Code Compliance Supervisor | Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org |
| COLO DIV OF WATER RESOURCES | Joanna Williams OFFICE OF STATE ENGINEER 1313 SHERMAN ST., ROOM 818 DENVER CO 80203 303-866-3581 joanna.williams@state.co.us |

| Agency | Contact Information |
|----------------------------------|--|
| COLORADO DEPT OF TRANSPORTATION | Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us |
| COLORADO DIVISION OF WILDLIFE | Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us |
| COLORADO DIVISION OF WILDLIFE | JOSEPH PADIA 6060 BROADWAY DENVER CO 80216 303-291-7132 joe.padia@state.co.us |
| COMCAST | JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com |
| COUNTY ATTORNEY- Email | Christine Francescani CFrancescani@adcogov.org 6884 |
| Engineering Department - ROW | Transportation Department PWE - ROW 303.453.8787 |
| Engineering Division | Transportation Department PWE 6875 |
| ENVIRONMENTAL ANALYST | Jen Rutter PLN 6841 |
| FISHER DITCH COMPANY | RUTH & GENE BRIENZA 2030 E. 68TH AVENUE DENVER CO 80229 (303) 289-1734 gb173@outdrs.net |
| HYLAND HILLS PARK & REC DISTRICT | TERRY BARNHART - PLANNER 8801 North Pecos Street DENVER CO 80260 (303) 650-7507 tbarnhart@hylandhills.org (303) 650-7507 |
| MAPLETON SCHOOL DISTRICT #1 | CHARLOTTE CIANCIO 591 E. 80TH AVE DENVER CO 80229 303-853-1015 charlotte@mapleton.us |

| | |
|---|--|
| 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 |
| NS - Code Compliance | Andy San Nicolas asannicolas@adcogov.org 720.523.6831 asannicolas@adcogov.org |
| Parks and Open Space Department | Nathan Mosley mpedrucci@adcogov.org aclark@adcogov.org (303) 637-8000 nmosley@adcogov.org |
| REGIONAL TRANSPORTATION DIST. | CHRIS QUINN 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 chris.quinn@rtd-denver.com |
| SHERIFF'S OFFICE: SO-HQ | MICHAEL McINTOSH nblair@adcogov.org; aoverton@adcogov.org; mkaiser@adcogov.org snielson@adcogov.org (303) 654-1850 aoverton@adcogov.org; mkaiser@adcogov.org; snielson@adcogov.org |
| Sheriff's Office: SO-SUB | SCOTT MILLER TFuller@adcogov.org, smiller@adcogov.org aoverton@adcogov.org; mkaiser@adcogov.org 720-322-1115 smiller@adcogov.org |
| TRI-COUNTY HEALTH DEPARTMENT | Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org |
| TRI-COUNTY HEALTH DEPARTMENT | MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org |
| Tri-County Health: Mail CHECK to Sheila Lynch | Tri-County Health landuse@tchd.org . |

| Agency | Contact Information |
|--------------------------------|---|
| URBAN DRAINAGE & FLOOD CONTROL | David Mallory 2480 W 26TH AVE, #156B Denver CO 80211 (303) 455-6277 dmallory@udfcd.org |
| US EPA | Stan Christensen 1595 Wynkoop Street DENVER CO 80202 1-800-227-8917 christensen.stanley@epa.gov |
| Xcel Energy | Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com |
| Xcel Energy | Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com |