



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NO.: PRC2017-00006

CASE NAME: Colorado Cleanup Recycling Facility

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

March 6, 2018

Exhibit 1-Staff Report

CASE No.: PRC2017-00006	CASE NAME: Colorado Cleanup Recycling Facility
Owner's Name:	Mike Vaughn
Applicant's Name:	Colorado Cleanup Corporation
Applicant's Address:	16 Inverness Place East, Bldg D, Suite 100, Englewood, CO 80112
Location of Request:	12575 Tucson Street
Nature of Request:	1) Conditional use permit to operate a recycling facility in the A-3 zone district.
Zone District:	Agriculture-3 (A-3)
Site Size:	Approximately 4.83 acres
Proposed Uses:	Recycling Facility
Existing Use:	Agricultural
Hearing Date(s):	PC: October 26, 2017/ 6:00 pm
	BOCC: March 6, 2018/ 9:30 am
Report Date:	February 26, 2018
Case Manager:	Emily Collins <i>EAC</i>
Staff Recommendation:	Approval with 17 Findings of Fact, 5 Conditions Precedent, and 19 Conditions.

BOARD OF COUNTY COMMISSIONERS UPDATE

At the applicant's request, the Board of County Commissioners continued this case from the Board's November 14, 2017 public hearing meeting. The continuance was to provide ample time for the applicant to respond to concerns expressed at the Planning Commission and offer responses and solutions.

On December 20, 2017, staff met with the applicant to discuss the outstanding concerns, which included providing alternative access onto the property for safety, proposing suitable hours of operation, providing visual mitigation for proposed stockpiled materials, and a dust control plan. On January 30, at the applicant's request, the Board of County Commissioners continued the

case to the March 6, 2018 public hearing. The continuance was to provide additional time for the applicant to finalize proposed solutions to address the outstanding concerns.

On February 22, 2018, staff met again with the applicant to review proposed changes to the operation plan for the recycling facility and associated site plan addressing staff and the Planning Commission concerns of incompatibility of the use to the surrounding neighborhood, which included potential high noise levels, heavy truck traffic, odor, dust, and public view of stockpile materials on the property. The proximity of the site to a school and heavy truck traffic accessing the site through the adjacent school site was another concern expressed by the Planning Commission.

Specifically, the meeting was to review a revised operation plan and site plan addressing the outstanding concerns. In the plan, the applicant is proposing a new access to the site. This access will be located on the adjacent property to the west. Currently, the adjacent property is used as an industrial production facility for Coblaco Services, Inc. The applicant provided documentation showing an access agreement to utilize the newly proposed access. The revised access will eliminate potential noise, dust, and safety concerns associated with heavy trucks driving through the adjacent Henderson Elementary School. The Chief Operating Officer for Henderson Elementary School, Mr. Terry Lucero, also provided a letter of support for the revised access, as well as overall support of the proposed recycling operation on the property. Mr Lucero stated his support is for the current operation and not for increase in volume or intensity beyond the current operations.

The revised site plan and design and operations plan also addresses concerns of visual impacts that could result from outdoor storage on the property. The initial plan included allowing stockpiles of materials to be up to a maximum of twenty feet in height. The revised design and operations plan proposes stockpiles of materials to be up to a maximum of eight feet, which is also the height of proposed screening fence on the property. The design and operations plan also proposes restrictions on the type of concrete materials to be allowed on the property. Currently, the facility accepts concrete materials from demolished building sites and road construction materials, which may include curb and sidewalk materials. The revised operation plan prohibits accepting concrete materials from buildings as those may contain contaminated materials such as asbestos. The site will only accept materials from demobilized sidewalks, curb, and gutter. The operation plan also limits crushing operations to a maximum of 20 days per year and will occur only between the hours of 7:00 AM and 6:00 PM. This is to mitigate potential noise and dust impacts to adjacent residential development.

A portion of the property is also located in the County's Natural Resources and Conservation Overlay (NRCO). The revised site plan shows outdoor storage of vehicles and fuel storage equipments will be outside the NRCO area on the property.

Based on the revised site plan and proposed operation plan, staff has determined the proposed facility has address the potential impacts such as stockpile heights for associated outdoor storage, unsafe access to the site, and potential dust and noise emanating from the property. Staff is therefore recommending approval to allow the use on the property for three years with conditions to address the site operations, appearances, vehicular access, and visual mitigation.

SUMMARY OF PREVIOUS APPLICATIONS

On April 10, 2013, the County issued a notice of violation for outdoor storage on the property.

On August 26, 2013, the applicant attended a conceptual review meeting to discuss existing uses, including outdoor storage of aggregate materials and occasional crushing (recycling) on the property.

The applicant and County staff met several times between August 2013 and October 2015 to discuss operations on the property and required applications to authorize the use of the property for recycling.

On October 6, 2015, the applicant submitted an application for a conditional use permit to allow a recycling facility on the property.

On November 6, 2015, the Director of Community and Economic Development administratively rejected the application for recycling as the description of the use showed it to be outdoor storage and not recycling. Per section 3-07-01 of the Development Standards and Regulations, outdoor storage is prohibited in the A-3 zone district.

On November 10, 2015, a zoning violation trial was held in the Adams County District Court for utilizing the property without approved permits. The Court reached a decision at this trial and allowed the applicant to appeal the administrative decision to the Board of Adjustment.

On November 16, 2015, the applicant submitted an appeal of the administrative decision to the Board of Adjustment.

On January 21, 2016, the Board of Adjustment approved the appeal of the administrative decision and overturned the Community and Economic Development Department's decision to reject the application to allow the applicant to submit a conditional use permit for recycling and outdoor storage on the property.

SUMMARY OF APPLICATION

Background:

The applicant, Colorado Cleanup Corporation, leases approximately 4.83 acres on the subject property. The subject request is to allow a construction and demolition recycling facility as well as outdoor storage and stacking of up to 8 feet tall aggregate material piles on the property. According to the application, Colorado Cleanup has been operating on this site for the last twelve years without an approved permit.

As part of the subject request, the applicant submitted a design and operations plan describing activities associated with the proposed recycling facility, including types of accepted materials, crushing and screening operations, mitigation measures, and disposal and reclamation procedures for the site. The main types of materials proposed for crushing and storage on the property are

materials from demolished roadways, sidewalks and parking surfaces. Some of the materials proposed for storage on the site also include residuals from recycling operations on the property. According to the applicant, only clean materials that excludes asbestos, rebar, mesh, or other related materials will be accepted onto the site. All materials accepted on the site will be separated into material-specific piles and processed within one-year period. In addition, the applicant stated a Certified Asbestos Building Inspector will inspect all materials planned to be transported onto the property prior to demolition to ensure all transported materials onto the site are free of environmental contaminants. Further, staff personnel will review testing reports prior to accepting any materials on the property to ensure such materials are clean.

The proposed use also includes occasional recycling and crushing operations on the property. However, these recycling operations will not exceed 20 days per year. According to the project description, a mobile crusher will be used for the crushing and recycling operations on the property. The management plan provided with the application shows windscreen fencing and water suppression (water truck) will be used to mitigate any dust emanating from crushing activities on the property. The crushing activities are proposed to occur between the hours of 7 am and 6 pm. As part of the subject request, the applicant submitted a noise impact plan. According to this plan, the mobile crusher to be used for crushing operations has a sound pressure level of 113 decibels when measured at a distance of one foot from the machine. However, sound levels from the mobile crusher when measured at the nearest school building and residential structure will not exceed the County's regulations for maximum permissible sound pressure levels of 55 decibels allowed for residential areas. The school is located approximately 806 feet from the proposed site. The nearest residential structure is located approximately 864 feet from the property.

The applicant also provided a Traffic Impact Study (TIS) with the application. According to the TIS, the recycling facility will generate approximately 24 daily week day trips, with a majority of the trips occurring in the morning. The applicant also provided a landscape and screening plan for the use. This plan shows approximately 23, 199 square feet of landscape area, which equates to 11% of the total site area. The plan shows 53 trees and 142 shrubs will be installed. This conforms to Section 4-16 of the County's Development Standards. Irrigation for the proposed landscaping will be through watering trucks. An eight foot chain link fence with plastic privacy slats is also proposed to be constructed on the perimeter of the site to screen the outdoor storage materials.

Site Characteristic:

The subject property is approximately 101 acres and located south of E-470, east of Highway 85, north of 124th Avenue and west of Tucson Street. A majority of the property is vacant and utilized for agricultural purposes. Approximately 4.83 acres of the southwestern section of the site will be used for the subject conditional use permit.

A portion of the northeastern section of the site is located in the Natural Resource Conservation Overlay (NRCO). Per Section 3-38 of the County's Development Standards, the purpose of the NRCO is to provide for protection of natural, wildlife, agricultural, and cultural resources; and to preserve and enhance the quality of life for County residents. The general locations of the NRCO district are (1) important wildlife areas; (2) designated floodplains and associated riparian

areas; and (3) important reservoir sites to provide wetlands and other habitat areas. The area of the subject site located in the NRCO is adjacent to a floodplain, and follows the Fulton Ditch. This floodplain is located on the eastern side of the ditch. The subject recycling area will be located on the western side.

Currently, access to the site is taken from E. 124th Avenue and traverses through the Henderson Elementary School property and across the Fulton Ditch. The applicant has revised the initial site plan submitted with the application showing a relocation of access onto the site. This new access is will be located on the adjacent property to the west. Currently, the adjacent property is used as an industrial production facility for Coblaco Services, Inc. The applicant provided documentation showing an access agreement to utilize the proposed access. The revised access will eliminate potential noise, dust, and safety concerns of heavy trucks driving through the adjacent Henderson Elementary School.

Development Standards and Regulations Requirements:

The subject property is zoned Agriculture-3 (A-3). This district is intended to provide land primarily in holdings of at least 35 acres for dryland or irrigated farming, pasturage, or other related food production uses. Per Section 3-10-04-05 of the County's Development Standards and Regulations, recycling facilities require approval of a conditional use permit in the A-3 zone district. Recycling facilities are defined as *"operators and owners claiming exclusion from Certificate of Designation Regulations by operating facilities, or sites, receiving solid waste materials, for the purpose of processing, reclaiming, or recycling solid waste materials. The exclusion requires submittal of a design and operations plan to the Community and Economic Development Department, which will be reviewed in accordance with the recyclable materials criteria"*.

Per Section 11-02-449 of the County's Development Standards, recyclable materials are defined as *"A type of material subject to reuse or recycling. Recyclable materials include metal, glass, cloth, paper, plastic, or any other material which presently has a commercial use or value as a commodity, raw material, or feedstock and is intentionally separated from a waste stream for reprocessing or remanufacture. Recyclable materials do not include any material meeting the definition of a hazardous waste under Section 25-15-101(6), CRS, any material meeting the definition of an infectious waste under Section 25-15-402(1), CRS, any material meeting the definition of a putrescible waste, or any other materials likely to contaminate ground water, create off-site odors, or otherwise pose a threat to human health or the environment as a result of processing, reclaiming, recycling, storage prior to recycling, or use of the material"*

Per Section 11-02-282 and 11-02-394, outdoor storage is categorized as an industrial use and is defined as *"the storage of materials or inventory naturally and normally incidental to the primary use of a property limited to the primary user of the property, and located on the same lot with the primary use. Accessory storage shall not include vehicles, which can be driven off the property under their own power and are licensed to be driven on public rights-of-way. Merchandise for sale or lease shall not be considered accessory storage, except storage of gravel, rock, recycled asphalt, or other landscaping materials shall be considered outdoor storage."*

Conditional Use Permit:

Section 2-02-08-06 of the County's Development Standards and Regulations outlines the criteria for approval of a conditional use permit. These include compliance with the County's Development Standards and Regulations; compatibility with the surrounding area, addressing all off-site impacts, and compliance with all performance standards. In addition, the proposed use shall be harmonious with the character of the neighborhood, and must not be detrimental to the immediate area, not detrimental to the future development of the area, not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The conditional use shall not result in excessive traffic generation, noise vibration, dust, glare, smoke, fumes, gas, odors, or inappropriate hours of operation. Further, the site must be suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.

In addition, Section 2-02-08-07-03 and Section 2-02-08-07-05 of the County's Regulations outline additional criteria for approval of recycling facilities and outdoor storage. These include demonstrating a need for the proposed recycling facility or outdoor storage, compatibility with the surrounding area, consistency with the Comprehensive Plan and zone district requirements, compliance with all health standards as provided by Colorado Department of Public Health and Environment (CDPHE) and Tri-County Health Department. The use must also not impact the health and welfare of the surrounding community, and aesthetics must be considered in the site design as well.

Recycling facilities may be permitted in the A-3 zone district through approval of a conditional use permit. The purpose of a conditional use permit is to evaluate a proposed use for consistency with the applicable zone district, the Comprehensive Plan, and compatibility with surrounding development. The subject request has been in operation for approximately twelve years and with recommended approval for three years, the use will not be incompatible with the A-3 zone district. Per Section 3-10 of the County's regulations, the purpose of the A-3 zone district is to provide land primary in holdings of at least thirty-five (35) acres for dryland or irrigated farming, pasturage, or other related food production. Per Section 3-07-01 of the County's Development Standards, recycling facilities are classified as heavy industrial uses and operations associated with such uses are often of higher intensity due to noise, odor, dust, traffic, and hours of operation associated with the use. The applicant's revised operation plan addresses likely impacts of noise, dust and hours of operation of the use. The plan also shows a revised access which is less of a hazard to the adjacent school.

According to the applicant, the facility will also be designed to mitigate any nuisances that may be associated with the project. In addition, the site will be surrounded by screen fencing and landscape to provide visual aesthetics and security. Per Section 2-02-08-01 of the Development Standards, the purpose of a conditional use permit is to ensure that a proposed use conditionally permitted in a zone district will be compatible with the surrounding area, as well as character of the neighborhood, and not detrimental to the health, safety, or welfare of inhabitants of the surrounding area. The intensity of the use and associated nuisances makes such industrial use generally incompatible with surrounding residential developments. However, the revised operation plan and site plan demonstrate mitigation of likely adverse effects of the use. In addition, a number of the surrounding properties are vacant and unlikely to be developed in the next three years, which will be after expiration of the conditional use permit.

The site has also been operating for a period of time without an approved permit. Section 4-10-02-04-07 of the County's Development Standards and Regulations outlines specific performance standards for recycling facilities. These standards include screen fencing, traffic and nuisance control plans, maintaining a neat and orderly site appearance, and compatibility with the surrounding area. Section 4-10-02-04-09 outlines requirements for outdoor storage uses including screen fencing and maximum height of materials, which cannot exceed the height of the screen fence. The revised site plan provided demonstrates operations of the site shall conform to the County's performance standards. The plan shows proposed screen fencing on the property, outdoor storage piles on the property shall also be limited to eight feet. The applicant also provided a landscape and screening plan for the use. This plan shows approximately 23, 199 square feet of landscape area, which equates to 11% of the total site area. The plan shows 53 trees and 142 shrubs will be installed. This conforms to Section 4-16 of the County's Development Standards. Irrigation for the proposed landscaping will be through watering trucks.

Future Land Use Designation/Comprehensive Plan:

The subject property is designated as Urban Residential in the County's future land use map. Per Chapter 5 of the Adams County Comprehensive Plan, Urban Residential areas are intended to provide areas for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities.

A majority of the surrounding properties to the north of the subject site are designated as Local District Mixed Use or Agricultural. The goals of the Local District Mixed Use future land use include providing areas for concentrated food cultivation, processing, and distribution and encouraging residential and/or tourism development compatible with agricultural uses. The properties to the west are under the jurisdiction of the City of Brighton and developed with light industrial uses. The properties to the south are designated as Estate Residential future land use and developed with single-family housing. The properties to the east are designated as Local District Mixed Use, Estate Residential, or Parks and Open Space. These surrounding properties are developed with single-family residential uses. In addition, the City of Brighton Henderson Elementary is located adjacent to the subject property to the south.

The recommended continuance of the use is for a maximum of three years. The applicant informed staff they intend to relocate the recycling facility after expiration of the conditional use permit to allow general development of the area consistent with the goals of the Comprehensive Plan. In addition, there are several vacant properties surrounding the site. The majority of these properties are unlikely to be developed before expiration of the conditional use permit.

Surrounding Zoning Designations and Existing Use Activity:

Northwest City of Brighton Light Industrial	North A-3 Vacant	Northeast A-3 Vacant
West City of Brighton Light Industrial	Subject Property A-3 Agricultural	East A-3 Single Family
Southwest I-I Office	South City of Brighton Institutional (School)	Southeast A-1 Single Family

Compatibility with the Surrounding Land Uses:

The surrounding properties to the south and east of the subject property are developed as single-family residential. In addition, the property directly to the south of the subject site is developed as the Henderson Elementary School. From the application documents, the facility will be designed to mitigate potential impacts such as noise, odor, dust, or light pollution. Further, the site is proposed to be surrounded by screen fencing and landscape to provide visual aesthetics and security.

Public comments received during the review and referral period included concerns about unsuitable hours of operation, use of loud machinery, trucks, and equipment, untidy site appearance, traffic congestion, and dust emanating from operations on the site. The revised site plan and operation plan addresses these concerns. In addition, staff is recommending conditions of approval to address dust control, site appearance, hours of operations, and maximum stockpile heights.

Referral Comments:

Adams County Development Reviewed a revised operation and site plan and have no major outstanding comments.

Xcel Energy, Colorado Department of Transportation, Colorado Department of Public Health and Environment, and United Power reviewed the request and had no concerns.

Tri-County Health Department reviewed the request and had several comments on the design and operations plan. The review recommended the applicant to include health and safety measures such as a vector (rodent) control plan, abide with above ground fuel storage tank regulations, provide adequate sanitation, and follow best practice for wastewater management to prevent contamination of the Fulton Ditch. Tri-County also requested the CDPHE Air Quality Control Permit (AQCP) number for the mobile crusher to be included in the operations plan. Tri-County also commented that the applicant should investigate and determine if water wells are present in the immediate vicinity of the site and ensure protection of the well from contamination. The applicant responded to Tri-County comments. Staff obtained information from Tri-County that the applicant does not have to submit additional information for proof of adequate sanitation facilities or the vector control plan. However, the applicant did not respond to Tri-County comments regarding above ground fuel storage, water wells,

or ACQ permit information. Staff has included a condition of approval to require the applicant to respond to this comments prior to issuance of County required permits.

Brighton Fire Rescue District reviewed the request and provided information on the minimum fire access road requirements. The applicant obtained confirmation from the Fire District that the access to the site meets the Fire District's safety criteria. The requirements for safety include road width, surface material, and turnaround provisions. The applicant has contacted the Fire District regarding the proposed new access. Staff has not received any correspondence as of writing this staff report. However, has included a condition of approval to require the applicant to obtain approval from the Fire District prior to approval of County required permits.

School District 27J reviewed the revised site plan and access and the Chief Operating Officer for Henderson Elementary School, Mr. Terry Lucero, provided a letter of support for the revised access, as well as overall support of the proposed recycling operation on the property so long as the request does not increase volume or intensity of its current operations.

Planning Commission Update:

The Planning Commission (PC) considered this case on October 26, 2017 and recommended denial of the request in a five to two vote (5-2). Commissioners Montoya and Jalil were the dissent votes. At the hearing, the PC asked the applicant if any permits had been obtained from the County to operate the facility. The applicant stated their operations in the City and County of Denver do not require permits and they were unaware of any permitting requirements until the County issued them with a notice of violation in 2013. The Planning Commission asked the applicant to explain how the subject site was selected for the proposed operations. The PC also asked for a description of the crushing operations and associated materials to be accepted onto the site including the origin of the materials, likely contaminant testing procedures, and noise levels generated by the crusher.

The applicant stated the site was selected due to its proximity to their office located directly west of Henderson Elementary School's property at 11983 E. 124th Avenue. The applicant further explained to the PC that the concrete and asphalt recycled on the property are obtained from a variety of construction sites throughout the Denver Metro area. The applicant also informed the PC that a certified Industrial Hygienist inspects all demolition material brought onto the site for asbestos and provides reports to the Colorado Department of Public Health and Environment. In addition, only materials certified to be free of contaminants are accepted onto the subject site. The applicant also stated all federal, state, and Occupational Safety and Health Administration (OSHA) standards will be strictly followed, including exposure assessments and dust monitoring during crushing operations. The applicant further informed the PC that crushing operations would likely occur once or twice a year for one week and the mobile crusher used for the operation is rented, which influences the frequency of crushing operations.

The PC further asked the applicant if outdoor materials could be stored in lower pile heights to comply with the County's visual screening requirements. The applicant responded that piles could not be kept less than six feet in height as that would result in storing fewer materials which will be cost ineffective for the business. Several members of the Planning Commissioners expressed general support for general recycling operations. However, they agreed that the location of the proposed use is incompatible with the surrounding area, the zoning designation and the Comprehensive Plan.

The property owner, Mike Vaughn, spoke during the public hearing and expressed his support for the request. He stated the applicant has been a responsible tenant during their occupation of the site and the business is a benefit to residents of the County, as well as the development community. There was no other person to speak in favor or opposition to the request.

After the Planning Commission meeting, staff met on two occasions with the applicant to review a revised site and operation plan addressing the Planning Commission concerns. On February 22, 2018, the applicant submitted a final revised site and operation plan that addressed the Planning Commission concerns. Specifically, the revisions addressed concerns of incompatibility of the use to the surrounding neighborhood, which included potential high noise levels, heavy truck traffic, odor, dust, and public view of stockpile materials on the property. The revised design and operations plan proposes restrictions on the type of concrete materials to be allowed on the property and also limits crushing operations on the property to a maximum of 20 days per year. In addition, the revised plan limits the stockpile heights to a maximum of 8 feet to address concerns of likely visual impacts to surrounding residential properties. The plan also include a revised access onto the property, which will be through the adjacent industrial property to the west of the site. This is to eliminate noise, dust, and safety concerns associated with heavy trucks currently driving through the adjacent Henderson Elementary School property.

The operations plan also includes a noise impact study. The study proposes a maximum allowed decibels of 113 during periods of crushing activities. In addition, any noise emanating from the site is required to comply with the design and operation plan to be approved with the subject conditional use permit.

Staff is recommending approval to allow the use on the property for three years with conditions that addresses operations, appearances, vehicular access, and visual mitigation on the property. The recommended conditions include limited hours and days of operation (weekdays between 7am-6pm), dust control measures, installation of a wind speed monitoring device to ensure operations cease during high winds exceeding 35 mph, limitation of height of outdoor storage, and installation of landscaping and screen fencing to mitigate potential visual impacts of the use. Any violations to the conditional use permit or complaints concerning nuisance conditions attributable to the operation shall be required to be resolved within 24 hours (i.e for non emergency issues) or may be a justification for a Show Cause Hearing before the Board of County Commissioners to revoke the permit.

Staff Recommendations:

Based upon the revised application, the criteria for approval of a conditional use permit and recycling facility, and a recent site visit, staff and PC recommends Approval of this request with 17 findings-of-fact, 5 conditions precedent, and 19 conditions:

RECOMMENDED FINDINGS OF FACT

1. The conditional use is consistent with the purposes of these standards and regulations.

2. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
3. 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.
4. The conditional use permit has addressed all off-site impacts.
5. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
6. 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.
7. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.
8. There is a need for the recycling operation for the benefit of Adams County and the proposed end use of the recycled material is a viable marketable material.
9. The request is compatible with the Adams County Comprehensive Plan, does not comply with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and does not comply with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
10. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and Environment, Tri-County Health Department, Fire District, and other relevant agencies.
11. The proposed facility will not cause significant traffic congestion or traffic hazards.
12. The request is compatible with the surrounding area.
13. The site will not impact health and welfare of the community based upon specific recycling facility design and operating procedures.
14. There is a need for the outdoor storage operation for the benefit of Adams County.
15. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
16. The proposed outdoor storage is clearly subordinate to a principal use of the property.
17. Aesthetic concerns have been taken into consideration during the site design and placement of the outdoor storage.

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 of residents as a

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 Adams County staff time expended in such corrective actions.

2. Prior to or with any building permits, the applicant shall provide a copy of the executed access agreement with Coblaco Services, Inc.
3. The applicant shall install all landscape and screening as shown on the approved plan submitted with this application. A minimum six-foot solid screen fence constructed of wood or masonry material is required to replace the existing chain link fence. These improvements shall be installed and inspected prior to issuance of a Notice to Proceed or any building permits.
4. The applicant shall comply with all comments provided by Tri-County Health Department in their letter dated July 20, 2016 including identification of water wells and above ground fuel storage requirements.
5. Prior to or with any building permits, the applicant shall provide a documentation of Brighton Fire District approval for the new access location.

Recommended Conditions:

1. Prior to continuing operations, the applicant shall receive a "Notice to Proceed" from the Community and Economic Development Department. The applicant shall provide written proof that all conditions precedent has been satisfied prior to receiving the notice.
2. The conditional use permit shall expire on March 5, 2021.
3. Hours of operation shall be limited to 7 am to 6 pm. No operations shall occur on weekends.
4. The applicant shall submit a building permit for all structures, including the existing office structure.
5. Fugitive dust control mechanisms must be in place and functioning at all times and shall include dust mitigation on the access road.
6. The facility shall cease operations during times of high winds. High winds shall be defined as wind speeds exceeding 35 mph or sustained 25 mph. An on-site anemometer shall be installed and daily wind speeds recorded to be kept with operational records.
7. The applicant shall install and maintain a vehicle tracking pad at the entrance of E. 124th Ave to be used for erosion and sediment control.
8. 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.
9. Adams County inspectors and the Colorado Department of Public Health and Environment reserve the right to inspect the site during reasonable working hours in order to evaluate compliance with solid waste regulations and conditions of the Conditional Use Permit. Notice of inspection may be given prior to the inspection.

10. Waste associated with or generated by the recycling facility shall only be disposed of at permitted solid waste disposal sites or facilities.
11. The operators shall remove trash, or other waste material, of the type which is brought to the facility, along public rights-of-way within one-half (1/2) mile of the facility which is attributable to the facility operations.
12. The operator shall maintain records showing amounts of stockpiled materials both processed and unprocessed. In addition, records containing customer lists and records showing amounts of recycled material shipped off site shall be maintained.
13. The site shall maintain a clean, neat, and orderly appearance (i.e. clean, neat, and orderly includes, but would not be limited to, screening items from the public view, maintaining drive lanes on site, keeping storage areas organized, etc). Stockpiles of materials may only be placed as specified on the site plan.
14. The facility shall be limited only to those materials and processes described in the Design and Operations plan submitted with this application. Any changes to types of material or processes shall require an amended conditional use permit.
15. Outdoor storage of crushed materials shall not be permitted over the height of the screen fence.
16. 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 (at most within 24 hours for non-emergency issues) by the applicant. Disputes concerning nuisance conditions from the operation may be resolved by the Department of Community and Economic Development in consultation with the Adams County Community Correction Board and may be justification for a Show Cause Hearing before the Adams County Board of County Commissioners.
17. 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.
18. Shingles are not considered a recyclable material and shall not be accepted at this facility as such, except in de minimis amounts as a solid waste and then properly disposed of at a permitted waste disposal site.
19. Noise emanating from the site shall be within the limits defined in the noise impact plan submitted with this application.

CITIZEN COMMENTS

Notifications Sent	Comments Received
125	11

Notices were sent to all property owners within 2,000-foot radius of the site. Staff received eleven comments all in opposition to the request. The comments and concerns expressed include traffic congestion and traffic safety due to proximity of the use to elementary school and existing residential developments, as well as noise, potential air and water pollution, resulting from crushing operations (air-borne fly ash, silica, and asbestos) on the property. The neighbors also expressed concerns with negative visual aesthetics from with proposed pile heights of storage materials, and other various off-site impacts.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

Tri-County Health Department

Responding without Concerns:

Brighton Fire Rescue

Colorado Department of Transportation

Colorado Department of Public Health and Environment

Xcel Energy

United Power

School District 27J

Notified but not Responding / Considered a Favorable Response:

Century Link

City of Brighton

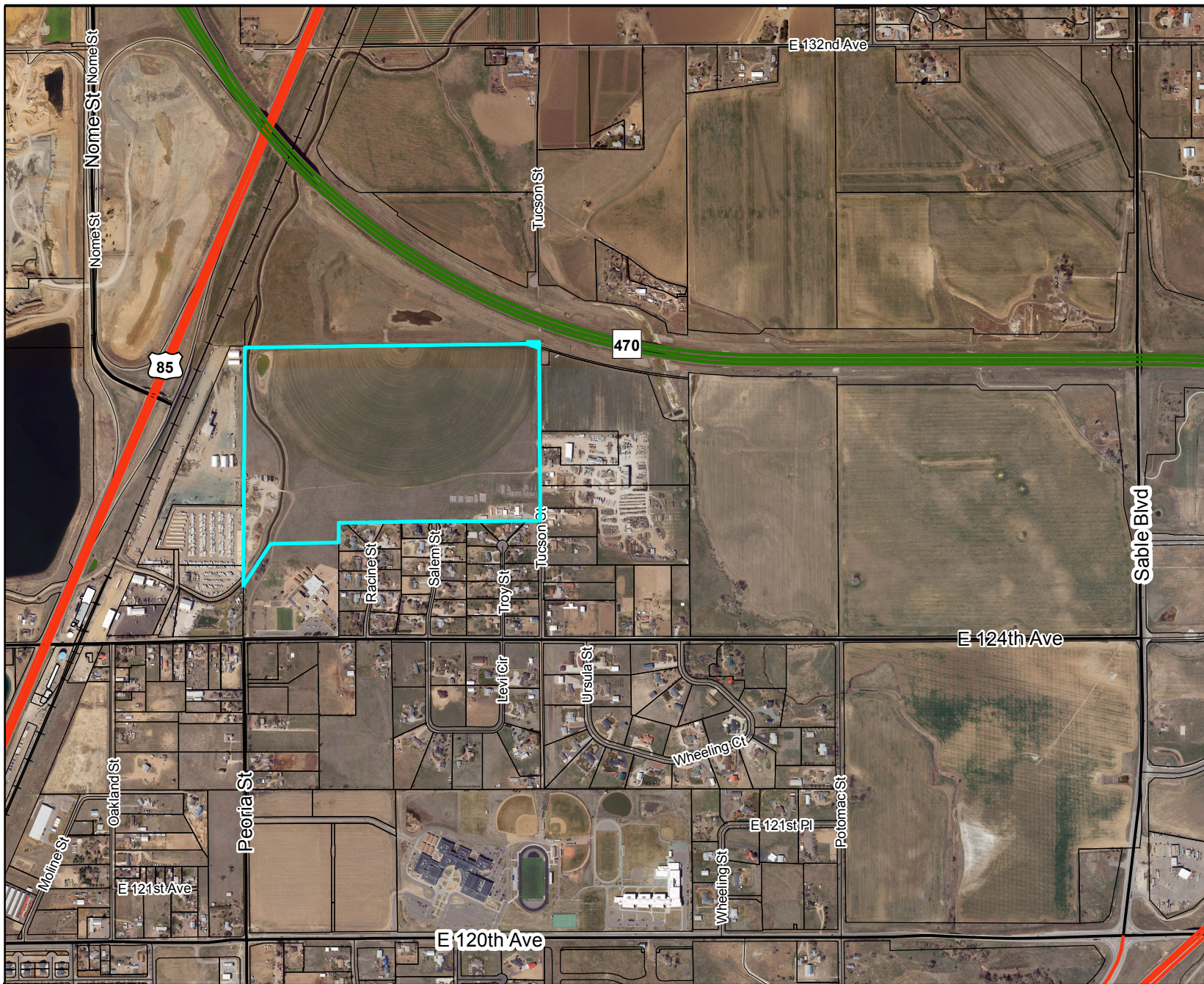
Colorado Division of Wildlife

Comcast

Metro Wastewater Reclamation

RTD

Union Pacific RR



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

Colorado Cleanup Recycling Facility

PRC2017-00006

Exhibit 2.1

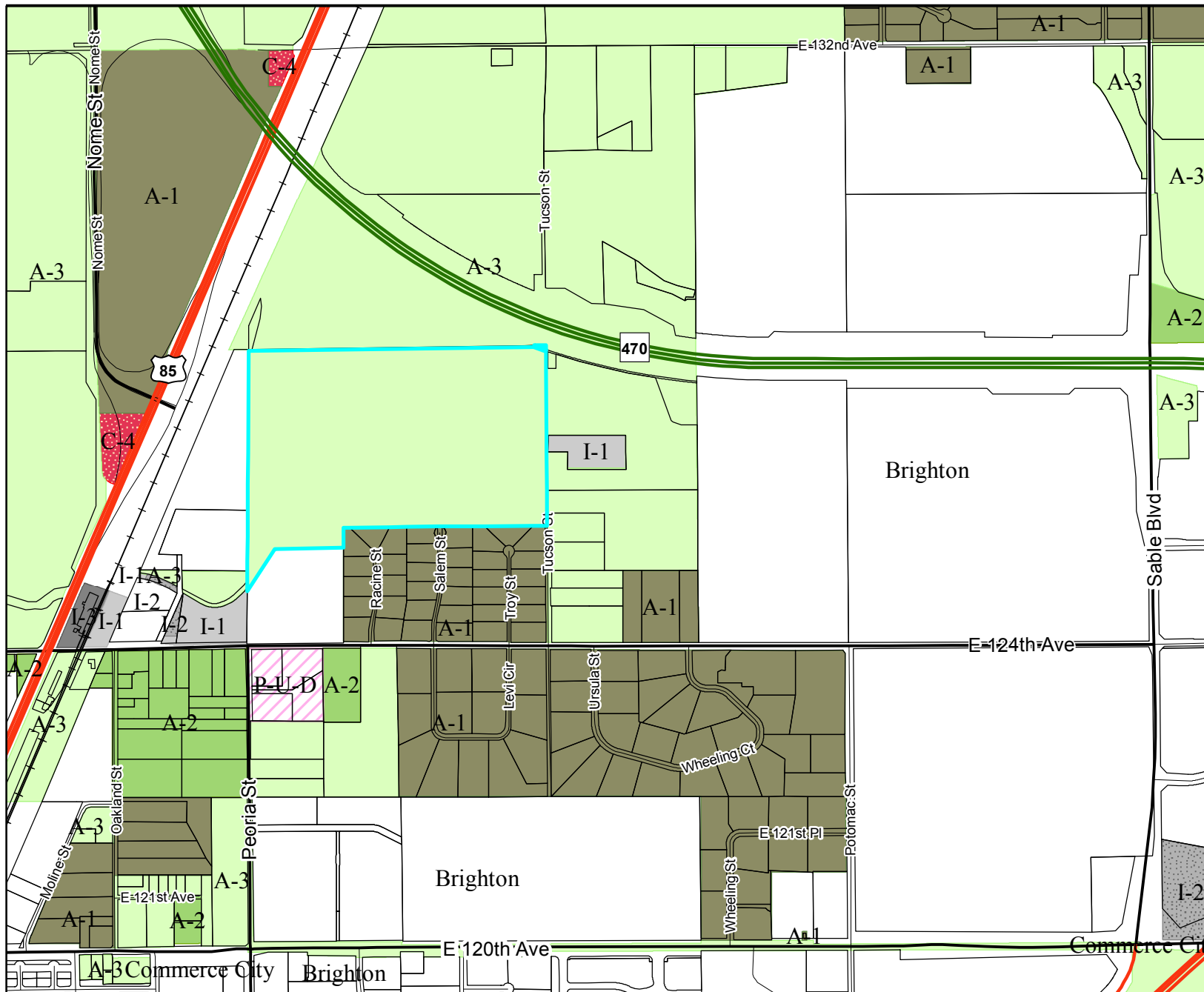


For display purposes only.



ADAMS COUNTY
COLORADO

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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 COUNTY
COLORADO

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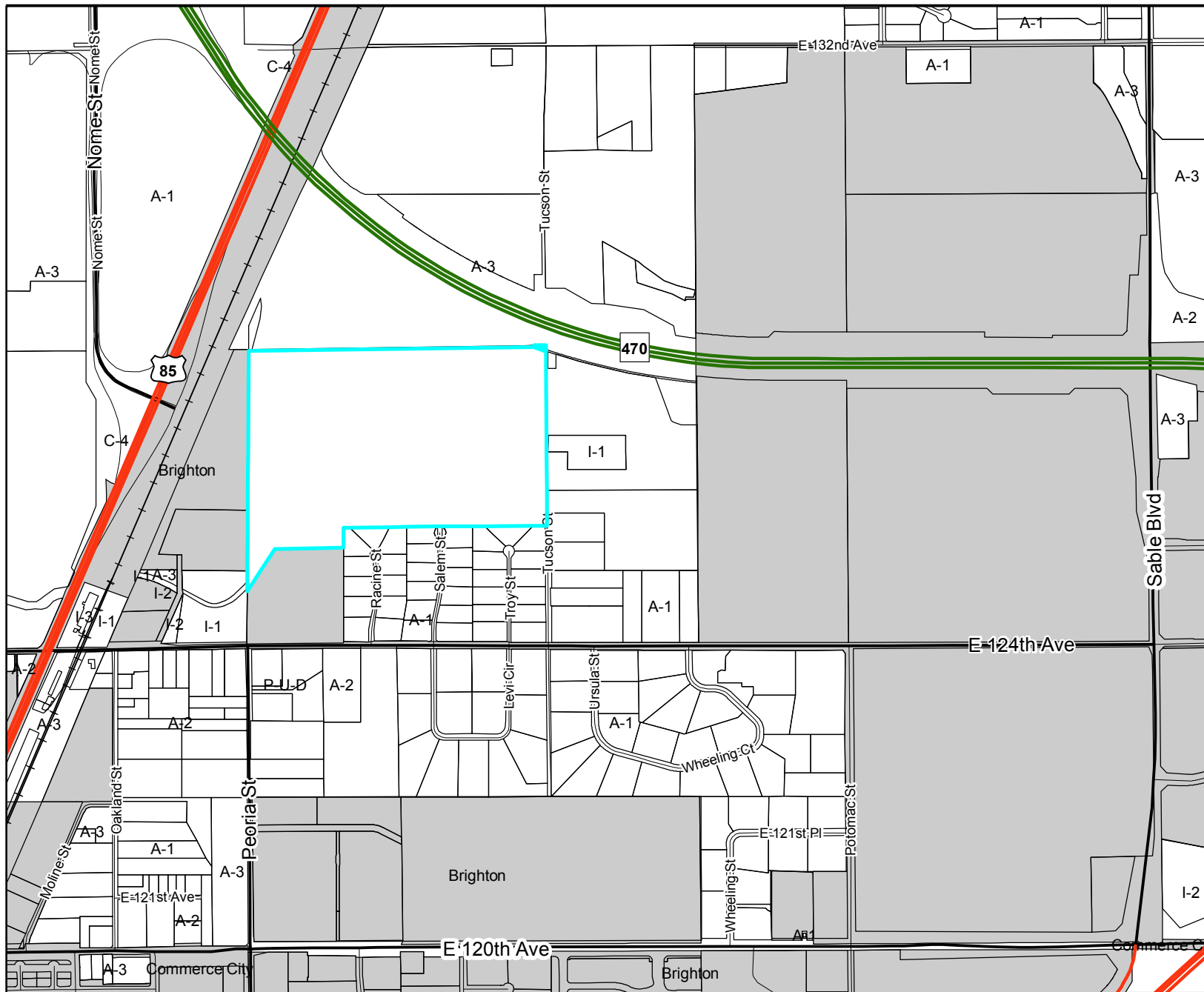
Colorado Cleanup Recycling Facility

PRC2017-00006

Exhibit 2.2



For display purposes only.



- ### 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

Colorado Cleanup Recycling Facility
PRC2017-00006

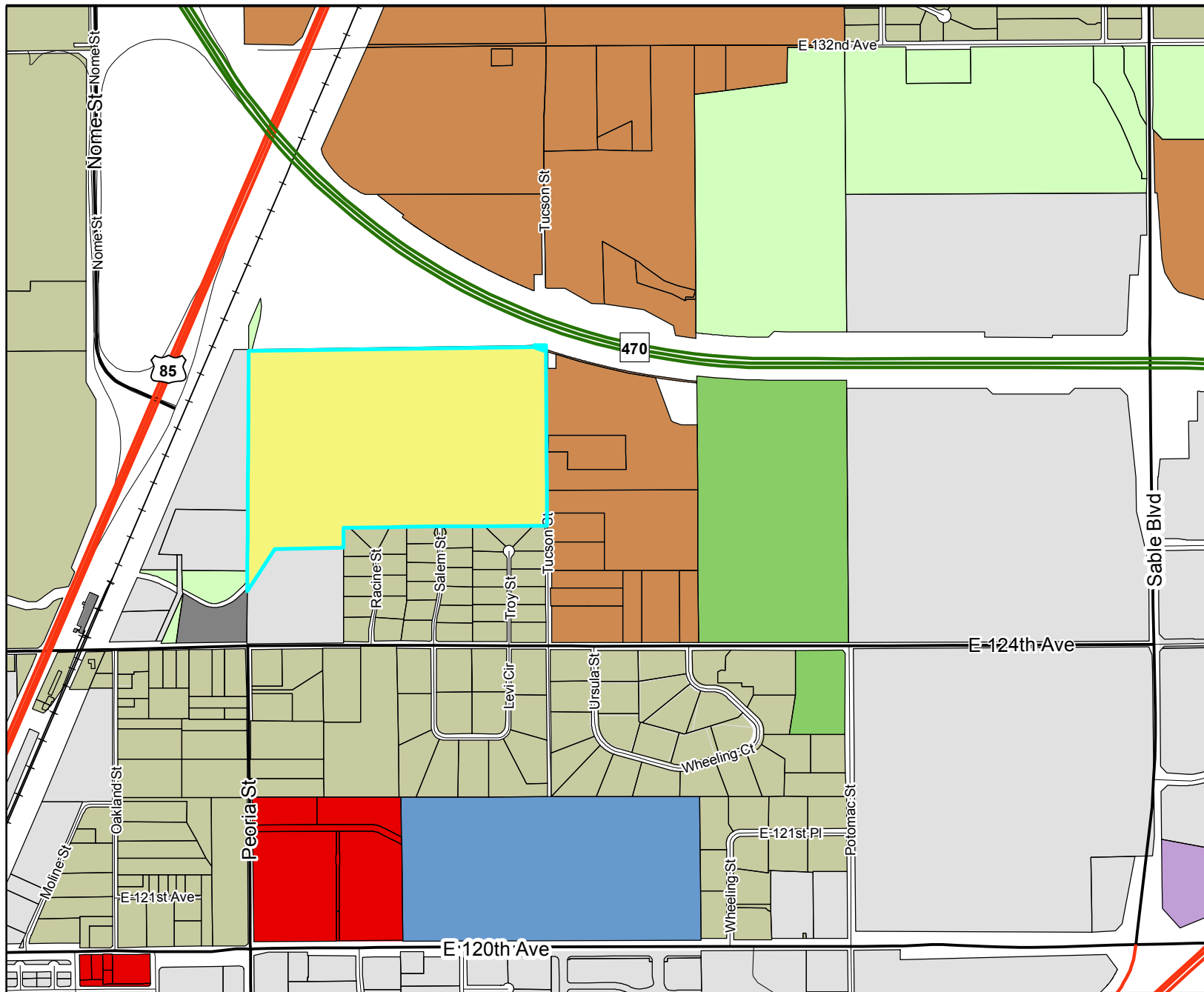
Exhibit 2.3



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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

Colorado Cleanup Recycling Facility

PRC2017-00006

Exhibit 2.4



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ADAMS COUNTY
COLORADO

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SUBMITTAL ITEM C

EXPLANATION

Colorado Cleanup Corporation is applying for a Conditional Use Permit (CUP) in an A-3 zone district in order to provide for continuation of its recycling operations. When the A-3 zone was changed in Amendment PLN2010-00013 to permit recycling, the change was to allow recycling but only under a Conditional Use Permit rather than an outright rejection of that use, which existed prior to the Amendment. There was no requirement imposed that recycling in an A-3 zone required amendment of the Comprehensive Plan.

The proposed work being done at the site under review is mainly for aggregate recycle and manufacturing of recycled aggregate materials through crushing and screening operation. In order to meet stringent standards set by the LEEDs program; Colorado Cleanup Corporation has recycled concrete, asphalt and aggregate for reuse on other projects within the metro area. This gives the projects we are demolishing or doing earthwork for LEEDs points for tax credits through the LEED program, as well as diverts what would be considered waste in a landfill to green usable solutions for other projects. The materials brought in for recycle includes rock, asphalt and concrete. Our operations include a portable crusher and screening plant that crushes and sizes concrete and asphalt for reuse. Nothing that is stored is ever wasted on the site and no burying or landfilling has or ever will occur on the property. In the rare occurrence waste is generated (i.e. conduit in the concrete or other non-recyclable resources) then it is properly disposed of at a Subtitle D landfill. Access and egress for the project are an existing road on the west side of District 27J's Henderson Elementary property off of 124th Avenue. The road runs north to a bridge (located on the Vaughn property) over the Denver Hudson Canal to the Recycle Yard. CCC made contact with the ditch company and we were told they have no authority to grant any type of easement over the ditch road or the bridge.

The property in question located at 12575 Tucson St. is permitted in zone district A-3 Agricultural. In accordance with the guidelines established by Adams County, our operation is permitted under conditional use. This area has operated as an outdoor recycling and storage yard for our operations for 12 years. The surrounding area is surrounded by industrial use properties and or open fields. A school is located approximately 500 feet away and the closest residence is approximately 800 feet away. The school district is more than aware of our operations and their approval is evident in their willingness to grant an easement over school property for access to the CCC operation as well as their assistance in getting CCC the CDOT access permit. With operations on-going for 12 years, Colorado Cleanup Corporation has had no complaints from residents in the area. The only complaint received was generated from a neighboring industrial property due to an access agreement from a previous owner being nullified by the new operating owner of the property but CCC addressed that complaint by obtaining access via 27J's property. The complaint on use of the property stemmed from the rejected lease terms of the complainants' property and had nothing to do with our actual operations or use of the parcel.

Upon approval of the conditional use, all standards and regulations will be followed and/or brought into compliance accordance with the initial review response. The only exception in which a variance is requested is the maximum height of the stockpiles. Sections 4-10-01-03-09 prohibits outdoor storage from exceeding the maximum height of the fence. With an 8 foot fence being the largest screened fence allowable for the operation, it is not a reasonable request to limit a stockpile height to 8 ft. Our

intention would be to keep all stockpiles less than 20 ft tall or a height mutually agreeable by Adams County and Colorado Cleanup Corporation as to make it feasible, but keep the intentions of standards set forth so that a visible nuisance is not created. If it is determined that an additional Conditional Use needs approved to keep stockpiles higher, then CCC will comply while we await approval of the stockpile height.

The area surrounded by the leased property is of an industrial area. A sandblasting and painting facility is north of the property, Colorado Cleanup Corporation operates to the south, a storage facility to the east and multiple other industrial operations operate within a 1,000 ft radius of the parcel. There is a school southwest of the property and Colorado Cleanup Corporation has been in constant contact with District 27J to gain not just approval but an access agreement from them. We have open communications with Terry Lucero, the COO of School District 27J, and any concerns of our operation will be addressed upon receipt directly with the owner of CCC who is the neighbor of the property. The closest residence is 800 ft to the west and we have received 0 nuisance complaints from these operations from the Tucson Estate community. A total of 3 neighborhood meetings have been conducted and 0 attendees have opposed the continued use of the property. 1 minor complaint about a light nuisance was investigated and it was found the light actually came from the Henderson Storage Facility.

The conditional use will not pose a risk to future development of the site as we will have no permanent structures on the parcel. All materials can be relocated given proper notification and while we understand Adams County would like to turn this into Urban Residential, the surrounding properties and businesses indicate that will not be happening in the very near future without major transformation in the area pushing all industrial uses out of business. The Vaughn Family has owned this property for multiple generations and they have no intention of selling.

Colorado Cleanup Corporation will have and has had no effect to the adjacent community in the way of traffic. We have received 0 traffic complaints on 124th Avenue in our 12 years of operation and our operations are conducive with other industrial traffic west of us. Our generation of traffic is no more than it has been in the last 12 years and we pose no additional traffic generation. We truck to the parcel either delivering or exiting at a rate of 10% of the business days in a year. That rate will increase or decrease +/- 5% depending on the current workload or location of our projects. Construction is a very unpredictable industry so the exact amount of days we will have a trucking operation are susceptible to numerous factors. When a trucking operation is going we will generate 1 truck every 15 to 20 minutes as the heaviest traffic in any given year. All operations will be within normal working hours from 7:00 AM to 6:00 PM.

Our operations pose no risks to the public's health, safety or welfare. All materials hauled into the site have environmental oversight on the generating end via Colorado Cleanup Corporation's employees or in most cases a third party inspector certified by the CDPHE. If additional confirmation is needed via testing to make sure all material being stored or created at the storage site pose no risk to the public and just as important create no risk to our employees handling and crushing the materials Colorado Cleanup Corporation will do so. Colorado Cleanup Corporation's employees have multiple certificates including 40 hour HAZWPR and asbestos awareness training in compliance with OSHA regulations and the CDPHE. We work on environmentally sensitive sites and we are educated well in what is environmentally acceptable and more importantly what is not.

The only concern for noise levels will be during crushing operations. Crushing operations will be performed as needed, but not to exceed 20 working days of any given year. Colorado Cleanup Corporation employs a Fintec 1107 Mobile Jaw Crusher that crushes and stacks concrete and asphalt that is then stockpiled by a Caterpillar 980G loader. Fintec 1107 Mobile Jaw Crusher operates at a sound pressure level of 107 decibels when loaded. With a sound pressure level of 107 decibels at the source being 5 foot to the operators position (according to the chart) and the closest industrial property line at 250 feet from the location of the crusher; the sound pressure level would be 59 decibel.

The property line at which the closest residence is at will be approximately 725 ft away from the crusher location and would have a sound pressure level of 49.8 decibels as illustrated below.

The school is approximately 850 ft away from the crusher location and would have a sound pressure level of 48.4 decibels.

While we have never had a noise complaint in 12 years it is shown through this sound study that we will be well within the established guidelines set forth by Adams County of 80 decibels and the lowest residential daytime operations of 55 decibels. Keeping in mind that these will be no more than 20 working days annually and not a constant noise nuisance. No operations will occur before 7:00 AM and nothing after 6:00 PM at the latest. Day time hours end at 10 PM so we are well within the parameters of daytime working hours.

Dust and Debris control will be accomplished with water to suppress any kind of emissions. The crusher does carry its own Air Quality Control Permit through the CDPHE. Windscreen fence helps mitigate large ground debris from escaping the site and this will further be mitigated through good housekeeping within the storage area. Colorado Cleanup Corporation is familiar with several dust and debris control practices and will comply with any additional suggestions by the Tri County Health Department. Water suppression will be supplied via water truck during crushing operations with the capabilities to water down any roads as well. The access road is made of recycled asphalt and with the oil based product comes natural dust suppression. Colorado Cleanup Corporation has certified erosion control inspectors in house and will utilize them to not only mitigate fugitive dust, but to prevent it as well through best management practices.

Humidity, Heat, Glare, Smoke, and Radiation are not part of our operations and there is no need to include them in our nuisance plans.

The site is suitable for the conditional use and has adequate access, usable space and is absent of environmental restraints. Adequate access and usable space is demonstrated through our past use of the property in the last 12 years. With no public access allowed there is no need for public parking, traffic circulation, signage and other needs for public access. A private road sign can be placed at the access if that is deemed beneficial by Adams County.

Sewer will be supplied by port-o-lets and guidance when the conditional use is approved on how many we will need will be supplied by Tri County Health as outlined in the attached email. Water is available via well at the adjacent Colorado Cleanup Corporation Yard and / or will be provided on the site per OSHA guidelines. Typically operators and laborers bring their own water and supplies, but Colorado Cleanup Corporation will supply it when requested. If additional measures are required from Tri County Health, we will comply with what is asked of us. Fire and police access will be available via the access road as well as the existing ditch access road for their convenience.

While Colorado Cleanup Corporation is very familiar with Storm Water Drainage Permits and maintenance, the site sits at its natural grade. We will pose no natural ground disturbance, but Best Management Practices will be utilized to ensure erosion control and siltation does not take place. If it is determined that we need a Storm Water Management Plan to manage the storm water than we will procure one through the CDPHE. Our certified erosion control inspectors will do periodic inspection to ensure there are no erosion control issues and any installed BMP's do not require repair.

COLORADO CLEANUP RECYCLE YARD DESIGN AND OPERATIONS PLAN

Prepared for

Adams County

Prepared by

Colorado Cleanup Corporation
16 Inverness Place East
Building D, Suite 100
Englewood, CO 80112
Office: 303-841-3881

Section One	Introduction.....
	Section 1 – Objectives.....
Section Two	Project Organization and Key Personnel
	2.1 Key Personnel
Section Three	Surface Water Control.....
	Section 3.0 – Surface Water Control.....
Section Four	Operations and Facilities
	Section 4 – Operations and Facilities
	4.1 Concrete
	4.2 Asphalt
	4.3 Environmental Media
	4.4 Crushing and Screening
	4.5 Trucking
Section Five	Closure Plan.....
	Section 5.0 – Event of Closure.....
	5.1 Disposal and Reclamation
	5.2 Appendix A.....

SECTION 1 – INTRODUCTION

This Design and Operation Plan (DOP) has been prepared to identify the operation plans and procedures for producing recycled materials for Colorado Cleanup Corporation's (CCC) ongoing operations. The DOP is submitted at the request of the Adams County Planning Department.

The Recycle Yard is located at 12575 Tucson Street. The Recycle Yard itself occupies 4.83 acres on the Southwest corner of the property. The area is unincorporated Adams County and is governed by Adams County's Jurisdiction. Main access for the Recycle Yard will be through the unnamed industrial park access road located 380 feet East of Oakland Street on the North side of 124th Avenue.

1.1 OBJECTIVES

The purpose of this DOP is to specifically address activities and operation planned at the Recycle Yard and establish procedures for Quality Control during the manufacturing and storage of recycled materials. This is to include our operations in case of closure or permit revocation.

This DOP has been designed to further clarify the following activities:

- Project Organization and Key Personnel
- Surface water control
- Operations and Facilities
- Closure of site

SECTION 2.0 – PROJECT ORGANIZATION AND KEY PERSONNEL

The following section describes the project team that will be responsible for all technical and administrative aspects of the site activities. This section presents the key personnel and subcontractors CCC will utilize for the project.

The project team consists of the Project Manager, a Site Supervisor/Quality Control Manager and Health and Safety Manager.

2.1.1 Site Manager

The CCC Project Manager, Keith Nolf, is responsible for executive oversight and the overall conformance of the products to adhere to the DOP. Mr. Nolf has the overall responsibility for the success and proper execution of the DOP. This responsibility includes review of all required submittals, designation of the Site Supervisor/Quality Control Manager and seeing that the Recycle Yard is allowed sufficient resources to properly complete the required elements of work in accordance with the DOP. Mr. Nolf will also guide the Quality Control Manager ensuring accurate and up to date data is distributed to other key personnel on the project.

2.1.2 Site Supervision/Quality Control Manager

The CCC Site Supervisor/Quality Control Manager, Luke Andrews, has the responsibility of all logistical issues and management of all activities in implementing the DOP. Mr. Andrews will ensure that strict enforcement of the DOP is enforced on the project and will make sure compliance is kept at all times. Mr. Andrews has the authority to make all logistical decisions within the guidance of the DOP. He will handle all deliveries, load out and schedule equipment. Mr. Andrews will ensure that site safety equipment and PPE that is needed for the project is procured while being overseen by the Health and Safety Manager.

2.1.4 Health and Safety Manager

The CCC Health and Safety Manager, Angela Elliott, is responsible for the Recycle Yard safety oversight and will be responsible for the creation of a Site Specific Safety plan to be enforced by the Site Supervisor. Mrs. Elliott will be responsible for the direct purchase of all special PPE required for the project and ensuring proper training on using the special PPE.

SECTION 3.0 – SURFACE WATER CONTROL

While no disturbance of existing ground is planned; Colorado Cleanup Corporation (CCC) may install and maintain Best Management Practices (BMPs) from the time of first disturbance to mitigate and erosion control issues if disturbance were to occur. Deficiencies in any BMPs will be noted by the Site Supervisor and corrected. If new areas or additional BMPs are needed to control runoff then they will be addressed and installed/maintained by CCC.

- Silt fencing may be installed on the west side of the Fulton Ditch to protect runoff on the East side of the Recycle Yard. Currently a large grade differential exists that keeps all runoff within the site and water drains into the onsite sand.
- Vehicle Tracking Control is established at the exit to knock off sediment attached with the tires. If additional BMPs need to be implemented to control sediment attached to the tires, they will be addressed and installed. Vehicles will not run during storm events or immediately after storm events to ensure unnecessary tracking of sediment does not occur. If sediment is tracked out a street sweeper will be called to clean up any track out.

Additional temporary BMPs may be installed to maintain any sheet draining on the site. BMPs will be implemented in a fashion to keep siltation from occurring outside of the Recycle Yard limits.

SECTION 4.0 – OPERATION AND FACILITIES

The following section describes management of the incoming and outgoing materials specific to each product coming into the site. Three different materials will come into the site and this section specifically addresses how each material will be received and managed like a commodity. The materials that will be managed like commodities will be concrete, asphalt and environmental media. All materials will be managed and separated into commodity specific piles and processed for reuse. All materials will be managed in active piles and separated by

material type and will be used within 1 year in accordance with Section 8.5.3 (B) 2 of the Colorado Department of Public Health and Environment (CDPHE) guidelines for Concrete and Asphalt Recycling managed like a commodity. Incoming loads shall have all non-concrete, non-asphalt, and non-rebar materials within thirty calendar days and removed from the site. Non-concrete, non-asphalt and non-rebar materials shall not exceed 10 percent by weight or volume of the total material onsite. The Recycle Yard will accept clean asphalt and clean concrete only (free from all rebar, mesh and any other material needing processing) to insure that no material will have to be processed within 30 days of when it is hauled into the Recycle Yard. By doing so it will alleviate any 30 day processing requirements as confirmed by the CDPHE in the attached APPENDIX A.

A permanent potable water and sanitation facility is located within 500 feet of the Recycle Yard at CCC's shop located at 11983 East 124th Avenue. If Tri-County Health requires additional temporary facilities then CCC shall abide by stricter guidelines to provide the facilities indicated by that governing authority. Trucks delivering and picking up material will utilize the CCC shop location for potable water and sanitation and/or the hauling or delivering location they are working at.

The facility will be off limits to all non-CCC employees and all ingress and egress is on private property. The entrance shall be clearly demarcated private property and an 8 foot screened privacy fence will be erected to protect the public and prevent trespassing into the Recycle Yard itself. If additional measures need to be taken to protect the public from trespassing, they will be identified and implemented.

No operations will be allowed during significant weather events. The site supervisor shall have the authority to make his best judgement call on any weather events and will have the authority to shut down operations. No work shall commence if lightning is present. CCC will utilize the 30:30 rule for any visible lightning strikes. The 30:30 rule, if you see lightning and then hear thunder within 30 seconds stop all operations and seek shelter: wait for 30 minutes after seeing the last lightning bolt before restarting any operation.

All material regardless of quantity must be approved by the Project Manager prior to acceptance into the Recycle Yard. A clear plan must be identified on quantity, quality and a time frame established to ensure the material is in the best interest of the CCC Recycle Yard and will meet this DOP's constraints. Any and all nuisance complaints will be properly handled by the Project Manager and corrective measures will be identified when appropriate.

4.1 CONCRETE

100% of all concrete products accepted into the site will be turned into renewable aggregate. Clean concrete free of mesh, rebar and any other non-concrete materials will be the only materials hauled into the site. If concrete is accepted with non-concrete materials special consideration and guidelines will be followed to ensure all materials are processed out of the concrete within thirty calendar days. Types of concrete accepted into the Recycle Yard will include site and building concrete. Site concrete will consist of curb, sidewalk, roadway and

other flatwork not associated with a building or its appurtenances. Building concrete will be anything associated with the footprint of any structure and will also include ancillary structures on a site like retaining walls, culverts and any other non-site concrete. Building concrete will not be accepted into the recycle center.

Site concrete shall be considered a clean source unless outlying factors and special site consideration is needed to establish the material as clean. If the site concrete origin has other materials around the site that cross contamination of the concrete surface may have occurred at any time, then that material will be unsuitable to haul to the Recycle Yard. If special consideration is needed to determine whether material can be hauled into the Recycle Yard then the Project Manager will make that determination upon investigation and that decision shall be final if deemed that cross contamination of the clean concrete surface may have been compromised at anytime.

Multiple products can be made out of the concrete material and can be reused for a variety of purposes and it provides the most options for products produced and can be adjusted depending on CCC's demands on local projects. Large clean material free of non-concrete materials up to 3 foot inside can be utilized as riprap and mud stabilization. Other products can be made by utilizing an impact crusher to reduce the size of the material and screen the products into reusable commodities. A dry screened 2" – 4" stabilization and ballast rock is used to stabilize mud as well as Vehicle tracking control on projects and roadways. An unscreened 4" minus meets the classifications of common structural fill on most projects and is a great product for constructing temporary construction roads and laydown areas. A 2" minus material is the reject material off of the screen and meets the CDOT Class 1 structural fill requirements when making ballast rock. A 57/67 rock can be produced by screening all ¾" to 1" material and can be utilized in under slab capillary barriers as well as drainage and filter media for subdrainage systems. Reject material off of the screening plant can be utilized as common fill needs to balance sites or used as base courses under pavement sections. All materials will be managed in active piles and separated into material type. All concrete products and materials will be used within a 1 year period from the time it comes into the site to the time it leaves in strict adherence to the Section 8.5 Recycling and Beneficial Reuse established by CDPHE.

4.2 ASPHALT

100% of all asphalt accepted into the Recycle Yard can be reused as aggregate products. Site asphalt consists of roadway and parking lots demolished. Only asphalt that is free from all non-asphalt materials will be accepted into the recycle yard. Any geotextile or other materials utilized within the asphalt shall make the material unsuitable to bring to the Recycle Yard.

Site asphalt shall be considered a clean source unless outlying factors and special site consideration is needed to establish the material as clean. If the site asphalt origin has other materials around the site that cross contamination of the asphalt surface may have occurred at any time, then that material will be unsuitable to haul to the Recycle Yard. If special consideration is needed to determine whether material can be hauled into the Recycle Yard then the Project Manager will make that determination upon investigation and that decision shall be final if deemed that cross contamination of the clean concrete surface may have been compromised at anytime.

Asphalt products being made are for surface applications only due to its petroleum content. All materials produced are used for temporary road surfaces and/or base courses beneath asphalt paving. Multiple types of surface applications can be produced by crushing and processing the material into a smaller size. Much like concrete dry screened 2" – 4" ballast material is used to make surfaces with stability problems stabile. An unscreened 4" minus material is our go to product for constructing parking lots and roadways that have a substantial amount of heavy traffic. A screened ¾" minus material can be produced as a CDOT class 1 or class 6 road base for under pavement base courses and/or a topping layer for roadways and parking lots to create a smoother driving surface. When placed properly recycled asphalt has water shedding properties due to its petroleum content and is our recommended product for most parking lot and roadway projects. All asphalt products and materials will be used within a 1 year period from the time it comes into the site to the time it leaves in strict adherence to Section 8.5 Recycling and Beneficial Reuse established by CDPHE.

4.3 ENVIRONMENTAL MEDIA

Environmental Media is defined as abiotic components of the natural environment namely, air, water and land. In our application, our environmental media will consist of land only. Environmental media that can be reused by CCC consist of sand, clay, rock and topsoil that can be taken off a project. All environmental media shall have stringent testing requirements to be able to accept the materials into the Recycle Yard. At a minimum a RCRA 8 metals, volatiles and semi-volatiles test will be performed prior to acceptance into the Recycle Yard. Additionally CCC may require a letter from the owner / owner's representative stating the materials being hauled off of their site are free from all contaminants. No environmental media shall be hauled to the Recycle Yard without approval of the Project Manager. With the exception of rock all environmental media coming into the site will be ready to use as is or it will not be hauled into the Recycle Yard. All environmental media will be used within a 1 year period from the time it comes into the Recycle Yard to the time it leaves in strict adherence to the Section 8.5 Recycling and Beneficial Reuse established by CDPHE.

Rock can be utilized as is or can be crushed and sized for CCC's specific needs. Rock can be made into all the product that concrete can, but can also be used as decorative and landscape media. Rock is also used to make aggregate for when concrete is not an acceptable substitute for the specified aggregate.

Any and all Environmental Media will require a clean fill certification. At a minimum a composite sample of the material will need to have the following tests performed prior to acceptance by a certified laboratory:

- 1) RCRA 8 metals
- 2) Volatiles
- 3) Semi- Volatiles
- 4) Asbestos if building materials were present or other factors give reason to believe asbestos may be present.

CCC's project manager will evaluate all testing results and no material will be accepted that is above a residential standard as established by the Environmental Protection Agency. All material must be approved by the Project Manager prior to hauling material into the Recycle

Yard. If material within a borrow site changes visually or there is reason to believe the composite sample is no longer representing the borrow site then a new composite sample will be collected and tested.

4.4 CRUSHING AND SCREENING OPERATIONS

Crushing is an integral part of the crushing operation and is mandatory to make specific products out of concrete, asphalt and rock. CCC employs a Hitachi 450 excavator that feeds material into a Fintec 1107 Mobile Jaw Crusher that crushes and stacks concrete, asphalt and rock; that is then stockpiled by a Caterpillar 980G loader. Crushing will take place as needed, but ensuring strict adherence to the material plans identified in Section 4.1, 4.2 and 4.3 of this DOP regarding time constraints is followed. The quantity and product made will vary depending on CCC's needs, but all crushed products will be separated and managed into active piles best suited for the logistics of the Recycle Yard.

DUST

Dust Control during crushing will be extremely important. Dust and Debris control will be accomplished with water to suppress any kind of emissions from leaving the Recycle Yard. The Crushing plant will be located to keep dust emissions from leaving the Recycle Yard. The crusher does carry its own Air Quality Control Permit through the CDPHE. Windscreen fence helps mitigate large ground debris from escaping the site and this will further be mitigated through good housekeeping within the storage area. Colorado Cleanup Corporation is familiar with several dust and debris control practices and will comply with any additional suggestions by the Tri County Health Department. Water suppression will be supplied via water truck during crushing operations with the capabilities to water down any roads as well. The Site Supervisor shall ensure that dust emissions are not leaving the Recycle Yard and if a dust nuisance is identified then additional measures will be incorporated to reach the goal of no visible emissions leaving the Recycle Yard. Colorado Cleanup Corporation's goal is 0 dust emissions leaving the recycle yard.

All crushing will take place between 7:00 AM to 6:00 PM. All operations will cease at or before 6:00 PM.

Noise

The first concern for noise levels will be during crushing operations. Crushing operations will be performed as needed, but not to exceed 20 working days of any given year. Colorado Cleanup Corporation employs a Fintec 1107 Mobile Jaw Crusher that crushes and stacks concrete and asphalt that is then stockpiled by a Caterpillar 980G loader. Fintec 1107 Mobile Jaw Crusher operates at a sound pressure level of 113 decibels at 1 foot away from the crusher. This represents the loudest the crusher gets when under a load and not the sustained noise of the crusher in operation unloaded of 100 decibels. Sound loses 6 decibels every time the distance doubles and the calculations are below.

The closest industrial property line at 189 feet from the location of the crusher; the sound pressure level would be 67.47 decibels. This meets the daytime permissible limits for A-3 Zoning and Industrial Zoning of 80 Decibels.

The closest residence is approximately 864 ft away from the crusher location and would have a sound power level of 54.27 decibels loaded and 41.27 decibels unloaded. It is well under the allowable decibel limit of A-3 Zonings 80 decibels and under the residential standard of 55 decibels.

The school is approximately 806 ft away from the crusher location and would have a sound power level of 54.87 decibels loaded and 41.87 decibels unloaded. It is well under the allowable decibel limit of A-3 Zonings 80 decibels and under the residential standard of 55 decibels.

The second concern for noise level was brought up in community comments on the backup alarm on the loader. While the noise is not a sustained noise it is a valid concern to be addressed. The sound power level of the 980H Loader that will be used is 112 decibels at 1 foot away (this is the maximum allowable decibel for any backup alarm). The calculations are below concerning the backup alarms.

The closest industrial property line at 189 feet from the location of the crusher; the sound pressure level would be 66.47 decibels. This meets the daytime permissible limits for A-3 Zoning and Industrial Zoning of 80 Decibels.

The closest residence is approximately 864 ft away from the crusher location and would have a sound power level of 53.27 decibels. It is well under the allowable decibel limit of A-3 Zonings 80 decibels and under the residential standard of 55 decibels.

The school is approximately 806 ft away from the crusher location and would have a sound power level of 53.87. It is well under the allowable decibel limit of A-3 Zonings 80 decibels and under the residential standard of 55 decibels.

Field sound tests with a sound meter will be conducted when in operation to ensure that we are within the guidance of this Noise Impact Plan. If there are other noise concerns identified then a field noise impact study can be completed.

No other nuisances are identified as part of this operation. If an additional nuisance is identified then best management practices will be utilized to ensure the Recycle Yard complies with the CDPHE, Adams County and neighboring properties.

4.5 TRUCKING

Trucking is an integral part of the CCC Recycle Yard. Delivering and picking up materials will take place year round. CCC utilizes end dumps, side dumps and tandems to move materials in and out of the Recycle Yard. CCC operates our own fleet of trucks and supplements all other trucks through a truck leasing company. The truck boss is responsible for scheduling all CCC trucks and lease trucks at the direction of the Site Supervisor's daily operations plan. The Site

Supervisor will be in close contact with the CCC truck boss to ensure the roads are safe, trucking routes and erosion control operations are communicated and disseminated throughout the entire trucking fleet. The CCC truck boss will have the ultimate authority to shut down trucking operations due to inclement weather or icy / wet road conditions and will communicate with the Site Supervisor as soon as an unsafe road condition presents itself to the trucking fleet.

Fugitive dust on the access road will be controlled as needed and controlled with a water truck. The water truck will spray down roads and the site if needed. If additional measures are needed then they will be identified and used. The site supervisor will have the responsibility to control fugitive dust from leaving the site. Erosion Control will be utilized in accordance with Section 3.0 of this DOP to ensure mud and debris does not leave the Recycle Yard on the truck tires. Hauling will not be allowed to take place if muddy conditions within the Recycle Yard are present and trucking operations will cease until mud is dried out or mitigated through best management practices. The access road will be actively maintained to ensure proper drainage and unsafe road conditions do not present themselves. The access road will be inspected daily by the Site Supervisor and any maintenance needs will be taken care of as soon as they are identified.

All trucks will have proper license and insurance and strict compliance with CDOT will be adhered to at all times. CCC as well as the truck leasing companies will be required to provide evidence of insurance and list CCC as an additional insured on all policies prior to subcontracting to CCC. All drivers will have all CDOT requirements fulfilled prior to driving any vehicle whether it is CCC owned or a leased truck.

5.0 EVENT OF CLOSURE

This section identifies specific procedures that will take place in the event that the Recycle Yard were to require permanent closure and reclamation of the site. In the event of closure the goal will be to restore the site to its original native condition. Events that could trigger the closure can vary but are not limited to financial implications, relocation or Governing Authority revocation of use. In all cases the first option in paying for closure would be at CCC's expense. In the event proper notification of closure is given to CCC but CCC were not able to complete the reclamation then a bond that was submitted as part of the CUP permit to Adams County will be utilized to fund the work.

5.1 DISPOSAL AND RECLAMATION

All left over material at time of closure will be identified and designated on how it is to be disposed of. Any leftover aggregate materials will be sold, given away, relocated and or disposed of at an inert landfill accepting such material. All concrete and asphalt that has not been crushed will be hauled and disposed of at an inert landfill. Remaining Environmental Media will be sold, given away and or disposed of at an inert landfill. All equipment will be removed from the site leaving an empty lot for reclamation.

Any nonnative surfaces will be remove and disposed of leaving barren ground ready for topsoil and seeding. Any topsoil leftover will be spread across the site to ready the site for seeding. If topsoil is not available on the site then the soil will be amended to ensure growth and

restabilization of the parcel. A seed mix design in accordance with the area will be purchased and the area will be drill seeded to ensure maximum amount of growth and restabilization. Growth will be monitored and if sufficient growth has not been met then it will be reseeded and reinspected until sufficient growth is present.

APPENDIX A

Below is correspondence from Wolfgang Kray an Environmental Protection Specialist who works in the Materials Management Division for the Colorado Department of Public Health and Environment confirming CCC's interpretations of Section 8.5 for Recycling and Beneficial Reuse regulations put forth by the CDPHE and enforced by Wolfgang Kray.

Keith,

If a site only accepts clean concrete, it does not need to be turned into a usable product within 30 days.

8.5.3 B (2) would apply- the material needs to be managed as a commodity as demonstrated by use (recycling of the material stockpiled) within the past year.

Environmental media including materials like soil, rocks and dirt stored separately on site does not count against the 10% limit. Environmental media is viewed as exempt from the recycling regulations. The 10% limit applies to materials mistakenly placed into containers by site workers such as metals, lumber, drywall or other waste materials that do not qualify as exempt aggregate material.

thanks,

On Wed, May 4, 2016 at 11:47 AM, Keith Nolf <keith@coloradocleanup.com> wrote:

Wolf,

I had a question regarding B(3). If the site only accepts clean concrete that does not have rebar or other reinforcement in it, does it still need to be turned into a usable product within the 30 calendar days? Does Environmental Media stored on the site count as the 10 percent limitation as non-asphalt or non-concrete product? I am currently writing an operations plan and want it to adhere to the state requirements. Thanks for your time.

Keith Nolf

Estimator / Project Manager

Colorado Cleanup Corporation

16 Inverness Place East

Building D Suite 100

Englewood, CO 80112

Office [\(303\)841-3881](tel:(303)841-3881)

Cell [\(303\)944-0601](tel:(303)944-0601)

Fax [\(303\)649-9983](tel:(303)649-9983)

From: Kray - CDPHE, Wolfgang [mailto:wolfgang.kray@state.co.us]

Sent: Tuesday, March 29, 2016 11:34 AM

To: Keith Nolf <keith@coloradocleanup.com>

Subject: recycling regulations & aggregate exemption

Hi Keith,

Construction and demolition recycling operations are subject to recycling regulations, specifically Section 8.5 of the Colorado Solid Waste Regulations. There is an exemption for facilities and onsite operations that recycle only concrete, asphalt and environmental media such as clean soils or rocks.

8.5.3 Exemptions

The following operations are exempt from Section 8.5:

(A) On-site recycling operations where the processing of recyclable materials occurs on the same site from where the recyclable materials are generated and that recycle and store only materials generated on-site and meet the performance criteria of 8.5.2. Creation of ground water contamination, off-site odors, and speculative accumulation of waste materials voids this exemption.

(B) Concrete and asphalt operations when the material is managed like a commodity by meeting the following conditions:

- (1) material is managed and separated into commodity specific piles processed for reuse;
- (2) material is managed in active piles separated by material type or use within the past year; and

(3) Incoming loads shall have all non-concrete, non-asphalt and non-rebar material removed from concrete and asphalt materials within thirty (30) calendar days and non-concrete, non-asphalt and non-rebar material shall not exceed 10% of the total material onsite by weight or volume.

(C) Environmental media storage and reuse.

Please let me know if you have any follow up questions.

thanks,

--

Wolf Kray
Environmental Protection Specialist

Materials Management Unit



COLORADO

**Hazardous Materials
& Waste Management Division**

Department of Public Health & Environment

P [303-692-3337](tel:303-692-3337) |

wolfgang.kray@state.co.us | www.colorado.gov/cdphe

SITE PLAN

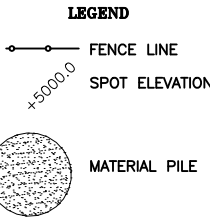
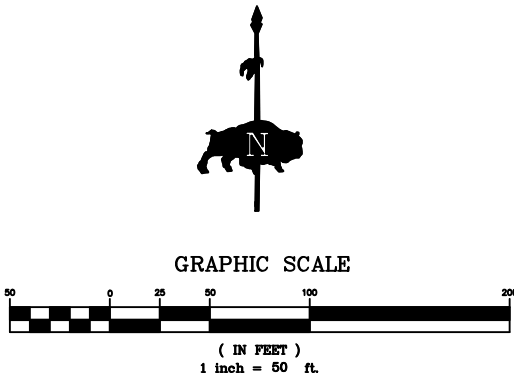
RECYCLE YARD

PART OF SECTION 36, T. 1 S., R. 67 W., 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

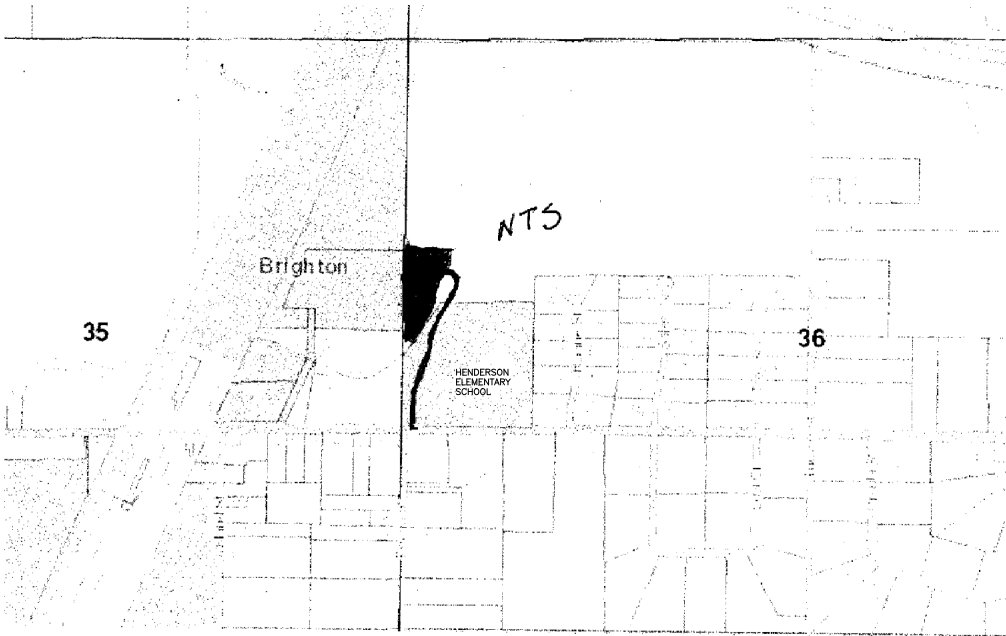
5-05-13
REV 7-17-16

NOTES:

- 1. BENCH MARK IS B 314 RESET, PID KK1302 ELEVATION 5040.74 NAVD 88, BRASS CAP IN CONCRETE BRIDGE EAST SIDE COLORADO STATE HIGHWAY 76 NORTH OF 124TH AVENUE.
- 2. BOUNDARY INFORMATION AND FULTON DITCH INFORMATION TAKEN FROM SURVEY DONE 1980 BY OWEN AYERS & ASSOCIATES INC.



FENCE FOLLOWS SECTION LINE



VICINITY MAP
NTS

WEST 1/4 CORNER SEC. 36

124TH AVENUE

WEST LINE NW 1/4 SEC. 36
BASIS OF BEARINGS
S 00°59'19" W

4.83 ACRES +/-

PROPOSED FENCE

FULTON DITCH

BRIDGE

WEST EDGE
DITCH
SERVICE ROAD

PARCEL A
MICHAEL VAUGHN
KAREN J VAUGHN

MATCH LINE

SERVICE ROAD

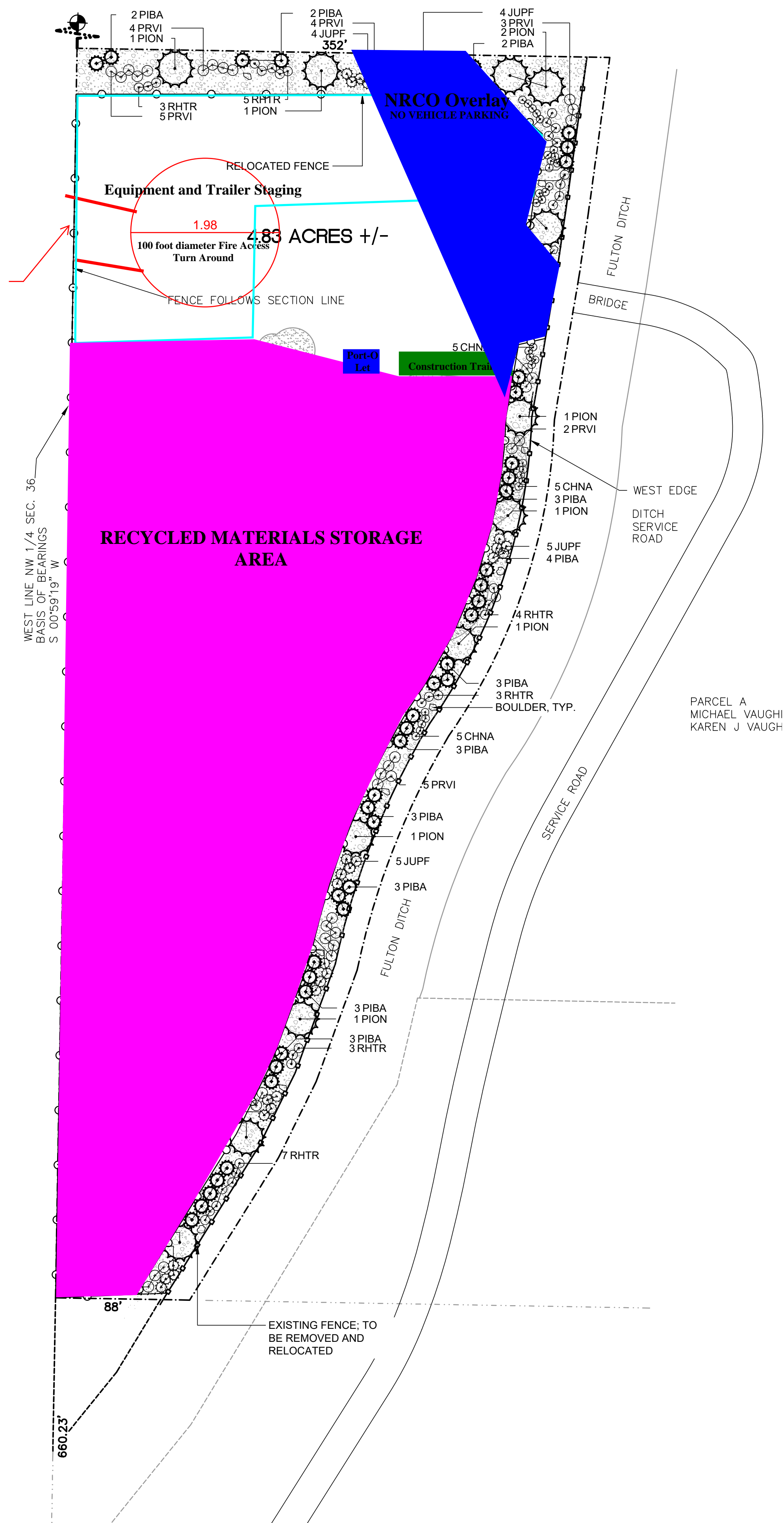
CENTERLINE GATE

EAST 124TH AVENUE

MATCH LINE



Access through
Industrial Park



1 LANDSCAPE & SCREENING PLAN

CONSULTANT:

CLIENT:

Colorado
Cleanup
Corporation

STAMP:

PROJECT:

12575
Tuscan Street
Recycling
Facility

SUBMITTAL:

SHEET TITLE:
Site Plan

SHEET #:

CONSULTANT:

CLIENT:

Colorado
Cleanup
Corporation

STAMP:

PROJECT:

12575
Tuscan Street
Recycling
Facility

SUBMITTAL:

LANDSCAPE
SUBMITTAL

PROJECT #:

18-084

DESIGNED BY:

KR

DRAWN BY:

KR

CHECKED BY:

PM

ORIGINAL DATE:

AUGUST 11, 2016

#

REVISION

DATE

SHEET TITLE:

LANDSCAPE
SCREENING

SHEET #:

L1.00

GENERAL NOTES:

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
2. CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK.
3. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
2. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY; THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
 - A) ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
 - B) PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
 - C) LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
 - D) PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTling PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
 - E) PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
4. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
5. LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
6. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/D RIP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION.
7. IRRIGATION SYSTEM TO BE TESTED AT TIME OF LANDSCAPE INSPECTION.

SOIL SPECIFICATIONS:

1. ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT LANDSCAPE ARCHITECTS/OWNERS REPRESENTATIVES DISCRETION.
2. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK. SOIL PREP NOT INSPECTED BY LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE IS SUBJECT TO REJECTION AT ANYTIME PRIOR TO INITIAL ACCEPTANCE.
3. LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY.
4. TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM FROM THE 'A' HORIZON AND SHALL BE FREE OF STONES OVER 75" IN DIAMETER, REFUSE, PLANTS OR THEIR ROOTS, STICKS, NOXIOUS WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH.
5. ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS I TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES. PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE NOT ACCEPTABLE. SUBMIT DATED RECENT MATERIAL ANALYSIS TO LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE PRESENT.
6. PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.

EDGING:

1. ALL LANDSCAPE EDGING SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS OR EQUAL.

MULCH:

1. ALL GRAVEL MULCH TO BE PROVIDED PER OWNER; SIZE MAY VARY.

SITE REQUIREMENTS		
TOTAL SITE AREA:	210,394 SF	100%
MIN. LANDSCAPE AREA REQUIRED	21,039 SF	10%
LANDSCAPE AREA PROVIDED	23,199 SF	11%

*MINIMUM OF 75% ORGANIC MATERIAL PROVIDED WITHIN LANDSCAPE AREA

LANDSCAPE REQUIREMENTS TABLE:

DESCRIPTION	BUFFER WIDTH REQUIRED / PROVIDED	REQUIREMENTS	QTY. (L.F. or S.F.)	TREES REQ.	TREES PROV.
BUFFERYARD B INDUSTRIAL/COMMERCIAL	10' / 10'	2 TREE PER 80 LINEAR FEET	351'	5	10
BUFFERYARD D INDUSTRIAL/INSTITUTIONAL	15' / 15'	3 TREE PER 60 LINEAR FEET AND 6' FENCE	851'	43	43

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
PIBA	41	PICEA PUNGENS 'BAKERI'	BAKERI SPRUCE	B & B	6' HT.
PION	12	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HT.
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
CHNA	36	CHRYSOETHAMNIUS NAUSEOSUS ALBICAULIS	TALL BLUE RABBITBRUSH	5 GAL	
PRVI	37	PRUNUS VIRGINIANA	CHOKECHERRY	5 GAL	
RHTR	39	RHUS TRILOBATA	SKUNKBUSH SUMAC	5 GAL	
RIAU	30	RIBES AUREUM	GOLDEN CURRANT	5 GAL	

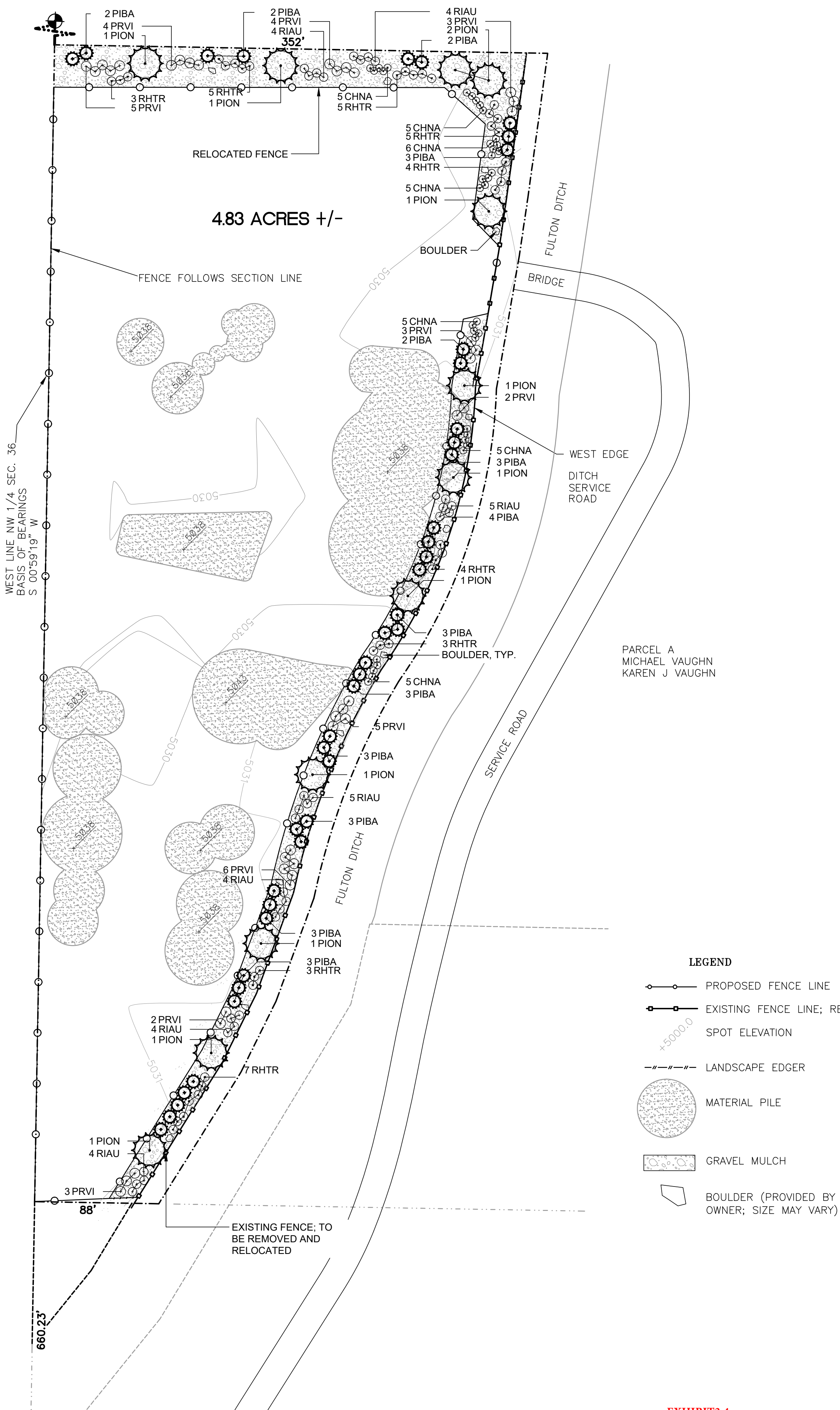


EXHIBIT 3.4

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1.800.922.1987
CALL 2 (TWO) BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND
MEMBER UTILITIES.

NOISE IMPACT PLAN

The first concern for noise levels will be during crushing operations. Crushing operations will be performed as needed, but not to exceed 20 working days of any given year. Colorado Cleanup Corporation employs a Fintec 1107 Mobile Jaw Crusher that crushes and stacks concrete and asphalt that is then stockpiled by a Caterpillar 980G loader. Fintec 1107 Mobile Jaw Crusher operates at a sound pressure level of 113 decibels at 1 foot away from the crusher. This represents the loudest the crusher gets when under a load and not the sustained noise of the crusher in operation unloaded of 100 decibels. Sound loses 6 decibels every time the distance doubles and the calculations are below.

The closest industrial property line at 189 feet from the location of the crusher; the sound pressure level would be 67.47 decibels. This meets the daytime permissible limits for A-3 Zoning and Industrial Zoning of 80 Decibels.

The closest residence is approximately 864 ft away from the crusher location and would have a sound power level of 54.27 decibels loaded and 41.27 decibels unloaded. It is well under the allowable decibel limit of A-3 Zonings 80 decibels and under the residential standard of 55 decibels.

The school is approximately 806 ft away from the crusher location and would have a sound power level of 54.87 decibels loaded and 41.87 decibels unloaded. It is well under the allowable decibel limit of A-3 Zonings 80 decibels and under the residential standard of 55 decibels.

The second concern for noise level was brought up in community comments on the backup alarm on the loader. While the noise is not a sustained noise it is a valid concern to be addressed. The sound power level of the 980H Loader that will be used is 112 decibels at 1 foot away (this is the maximum allowable decibel for any backup alarm). The calculations are below concerning the backup alarms.

The closest industrial property line at 189 feet from the location of the crusher; the sound pressure level would be 66.47 decibels. This meets the daytime permissible limits for A-3 Zoning and Industrial Zoning of 80 Decibels.

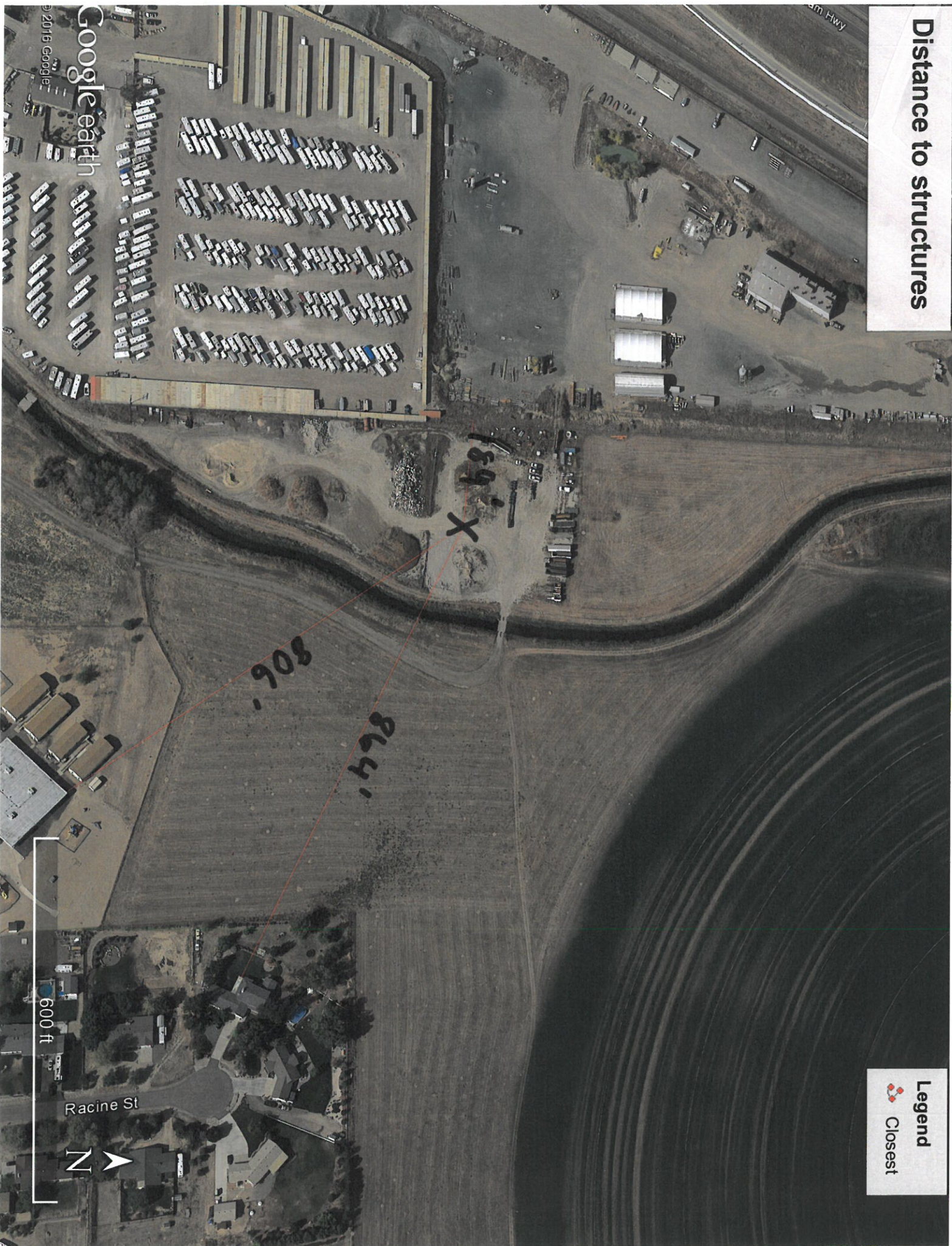
The closest residence is approximately 864 ft away from the crusher location and would have a sound power level of 53.27 decibels. It is well under the allowable decibel limit of A-3 Zonings 80 decibels and under the residential standard of 55 decibels.

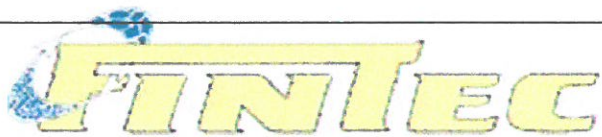
The school is approximately 806 ft away from the crusher location and would have a sound power level of 53.87. It is well under the allowable decibel limit of A-3 Zonings 80 decibels and under the residential standard of 55 decibels.

As long as a distance of 794 feet is maintained between the crushing operation and the closest structures of concern then we will stay under 55 decibels at the closest structures. Field sound tests with a sound meter will be conducted when in operation to ensure that we are within the guidance of this Noise Impact Plan. If there are other noise concerns identified then a field noise impact study can be completed.

Distance to structures

Legend
Closest





1107 Noise Levels

Fintec 1107 Mobile Jaw Crusher		
DECLARED DUAL-NUMBER EMISSION VALUES <i>In accordance with ISO 4871</i>		
Measured A-Weighted sound power level, L_{wa} , in decibels.	Unloaded 100	Loaded 113
Uncertainty, K_{wa} , in decibels	3	3
Measured A-Weighted sound pressure level, L_{pa} , at the operators position, in decibels	Unloaded 96	Loaded 107
Uncertainty, K_{wa} , in decibels	3	3
Values determined using BS EN ISO 3746		
Note – The sum of a measured noise emission value and its associated uncertainty represents an upper boundary of the range of values, which is likely to occur in measurements.		

Tires

- | | |
|-------|---|
| Tires | Choose from a variety of tires to match your application. |
|-------|---|
- Choice of:
 - 29.5R25, L2
 - 29.5R25, L3
 - 29.5R25, L3 (STL2+)
 - 29.5R25, L3 (STL3)
 - 29.5R25, L3 (VSDL)
 - 29.5R25, L3 (VMT)
 - 29.5R25, L5
 - 29.5-25, L3
 - 29.5-25, L4
 - 29.5-25, L5
 - NOTE: In certain applications (such as load and carry) the loader's productive capabilities might exceed the tires' tonnes-km/h (ton-mph) capabilities. Caterpillar recommends that you consult a tire supplier to evaluate all conditions before selecting a tire model.

Cab

- | | |
|-----------|------------------------------|
| ROPS/FOPS | Meets SAE and ISO standards. |
|-----------|------------------------------|
- Caterpillar cab with integrated Rollover Protective Structure (ROPS) are standard in North America and Europe.
 - ROPS meets SAE J1040 APR88 and ISO 3471:1994 criteria.
 - Falling Objects Protective Structure (FOPS) meets SAE J231 JAN81 and ISO 3449:1992 Level II criteria.
 - The operator sound pressure level measured according to the procedures specified in ISO 6394:1998 is 76 dB(A) for the cab offered by Caterpillar, when properly installed and maintained and tested with the doors and windows closed.
 - Hearing protection may be needed when operating with an open operator station and cab (when not properly maintained or doors/windows open) for extended periods or in noisy environment.
 - The sound pressure level is 112 dB(A) measured according to the static test procedure and conditions specified in ISO 6395:1998 for a standard machine configuration.

Service Refill Capacities

Fuel Tank – Standard	479 L	127 gal
Cooling System	83 L	22 gal
Crankcase	64 L	17 gal
Transmission	62 L	16 gal
Differentials and Final Drives – Front	87 L	23 gal
Differentials and Final Drives – Rear	87 L	23 gal
Hydraulic System (Including Tank)	250 L	66 gal
Hydraulic Tank	125 L	33 gal

Colorado Cleanup Corporation (CCC) Recycling Facility

12575 Tucson Street, Adams County, Colorado

Traffic Impact Study

KE Job #2017-010

Prepared For:

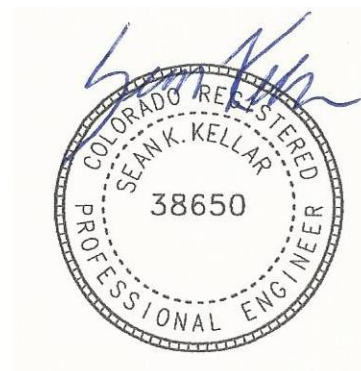
Colorado Cleanup Corporation
16 Inverness Place East
Building D Suite 100
Englewood, CO 80112

Prepared By:



KELLAR ENGINEERING

skellar@kellarengineering.com
970.219.1602 phone



January 31, 2017

Sean K. Kellar, PE, PTOE

This document, together with the concepts and recommendations presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization from Kellar Engineering LLC shall be without liability to Kellar Engineering LLC.

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1.0 Introduction

This Traffic Impact Study (TIS) is for the Colorado Cleanup Corporation (CCC) Recycling Facility/Yard at 12575 Tucson Street, Adams County, CO. See Figure 1: Vicinity Map. The purpose of this TIS is to identify project traffic generation characteristics, to identify potential traffic related impacts on the adjacent street system, and to develop mitigation measures required for identified traffic impacts.

Kellar Engineering LLC (KE) has prepared the TIS to document the results of anticipated traffic conditions in accordance with Adams County's requirements and to identify any projected impacts to the local and regional transportation system. The CCC Recycling Facility/Yard (recycling facility) recycles concrete, asphalt, and environmental media. CCC has indicated that the recycling facility has approximately 30 "haul days" a year where they are running trucks. To be conservative the TIS analyzed the peak hour traffic associated with a typical "haul day." The recycling facility is anticipated to generate approximately 24 daily weekday trips, 20 AM peak hour trips, and 13 PM peak hour trips. See Table 1: Trip Generation.

2.0 Existing Conditions and Roadway Network

The project site is located at 12575 Tucson Street, Adams County, CO. Access to the site is from the existing full-movement access point location to E. 124th Avenue located west of Henderson Elementary School. E. 124th Avenue is an existing 2-lane collector roadway with 12' wide thru lanes, gravel shoulders, and a posted speed of 35 mph adjacent to the project site. A school zone exists adjacent to Henderson Elementary School where the posted speed is decreased to 25 mph along E. 124th Avenue. See Appendix E. Additionally, the posted speed along E. 124th Avenue is increased to 50 mph adjacent to the E. 124th Avenue/Salem Street intersection east of the school zone.

2.1 Existing Traffic Volumes

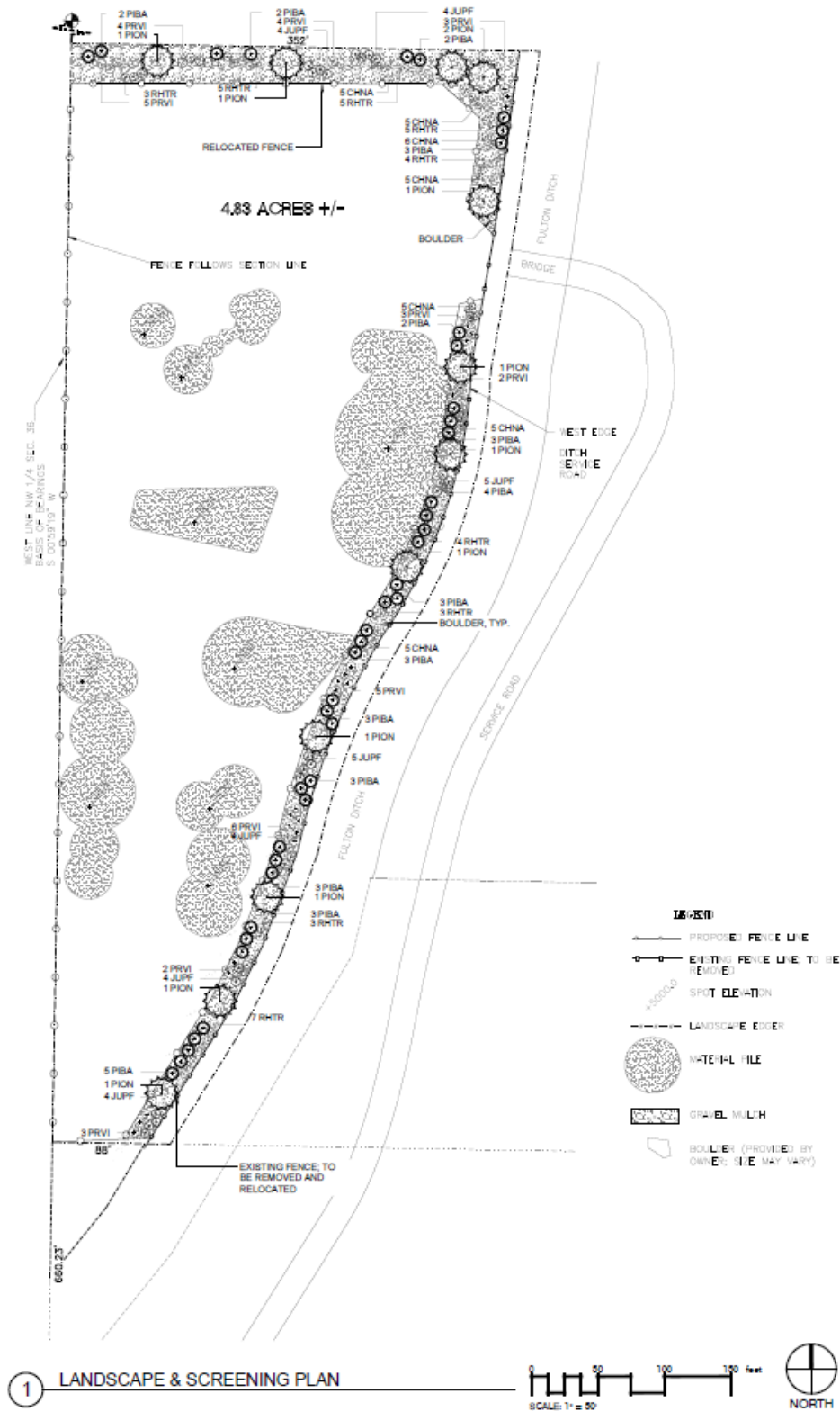
Existing peak hour traffic volume counts were conducted by All Traffic Data Services Inc. using Miovision data collection cameras at the site access to E. 124th Avenue on Thursday, January 12, 2017 when Henderson Elementary School was in session. The counts were conducted during the AM and PM peak hours of adjacent street traffic in 15-minute intervals from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM. These turning movement counts are shown in Figure 3 with count sheets provided in Appendix A.

Figure 1: Vicinity Map



Google Maps

Figure 2: Site Plan



3.0 Pedestrian/Bicycle Facilities

Currently there are no existing sidewalks or bicycle facilities adjacent to the project site. Additionally, the recycling facility is not anticipated to generate additional pedestrian or bicycle trips. Any additional pedestrian or bicycle traffic from this project, if any, would be negligible.

4.0 Proposed Project

The proposed project consists of a recycling facility that recycles concrete, asphalt, and environmental media. See Figure 2: Site Plan.

4.1 Trip Generation

Site generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Report* published by the Institute of Transportation Engineers (ITE). ITE has established trip generation rates in nationwide studies of similar land uses. The Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition does not provide detailed data on recycling facilities (facilities producing recycled materials) such as CCC's operations. As such, KE was able to estimate the weekday peak hour trip generation for the AM and PM peak hours based upon information provided by CCC. Colorado Cleanup Corporation (CCC) indicated that they have approximately 30 "haul days" a year where they are running trucks. On these "haul days" they are running approximately one truck every 20 minutes over an 8 hour day. This equates to approximately 24 vpd on "haul days". To be extremely conservative, the TIS analyzed the maximum peak hour traffic associated with a typical "haul day" with 90% trucks for the Site Generated Traffic plus employee traffic. The recycling facility is anticipated to generate approximately 24 daily weekday trips, 20 AM peak hour trips, and 13 PM peak hour trips. See Table 1: Trip Generation.

4.2 Trip Distribution

Distribution of site traffic on the street system was based on the area street system characteristics, existing traffic patterns and volumes, anticipated surrounding development areas, and the proposed access system for the project. The directional distribution of traffic is a means to quantify the percentage of site generated traffic that approaches the site from a given direction and departs the site back to the original source. Figure 4 illustrates the trip distribution used for the project's analysis.

4.3 Traffic Assignment

Traffic assignment was obtained by applying the trip distributions to the estimated trip generation of the development. Figure 5 shows the site generated peak hour traffic assignment. Also refer to Appendix E: Traffic Routing Exhibit for more information on the distribution of the Site Generated Traffic.

4.4 Short Range Total Peak Hour Traffic

Site generated peak hour traffic volumes were added to the background traffic volumes to represent the estimated traffic conditions for the short range 2022 horizon. These background (2022) and short range (2022) total traffic volumes are shown in Figure 6 and Figure 8 respectively. The short range analysis year 2022 includes the proposed development for the project plus a 3% per year increase in background traffic.

4.5 Long Range Total Peak Hour Traffic

Site generated peak hour traffic volumes were added to the background traffic volumes to represent the estimated traffic conditions for the long range 2035 horizon. These background (2035) and long range (2035) total traffic volumes are shown in Figure 7 and Figure 9 respectively. The long range analysis year 2035 includes the proposed development for the project plus a 3% per year increase in background traffic.

5.0 Traffic Operation Analysis

KE's analysis of traffic operations in the site vicinity was conducted to determine the capacity at the identified intersection. The acknowledged source for determining overall capacity is the 2010 Edition of the Highway Capacity Manual.

5.1 Analysis Methodology

Capacity analysis results are listed in terms of level of service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. LOS ranges from an A (very little delay) to an F (long delays). A description of the level of service (LOS) for signalized and unsignalized intersections from the 2010 Highway Capacity Manual are also provided in Appendix C.

5.2 Intersection Operational Analysis

Operational analysis was performed for the short range 2022 horizon and the long range 2035 horizon. The calculations for this analysis are provided in Appendix F. Using the short range and long range total traffic volumes shown in Figure 8 and Figure 9; the project is projected to operate acceptably. See Table 5 and Table 6.

Table 1: Trip Generation

ITE Code	Land Use	Size	Average Daily Trips		AM Peak Hour Trips					PM Peak Hour Trips				
			Rate	Total	Rate	In	Rate	Out	Total	Rate	In	Rate	Out	Total
*	Recycling Facility	4.83 Acres	*	24	*	15	*	5	20	*	3	*	10	13

N/A = Not Available

*

The Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition does not provide detailed data on recycling facilities (facilities producing recycled materials) such as CCC's operations. As such, KE was able to estimate the weekday peak hour trip generation for the AM and PM peak hours based upon information provided by CCC. Colorado Cleanup Corporation (CCC) indicated that they have approximately 30 "haul days" a year where they are running trucks. On these "haul days" they are running approximately one truck every 20 minutes over an 8 hour day. This equates to approximately 24 vpd on "haul days". To be extremely conservative, the TIS analyzed the maximum peak hour traffic associated with a typical "haul day" with 90% trucks for the Site Generated Traffic plus employee traffic.

Figure 3: Recent Peak Hour Traffic

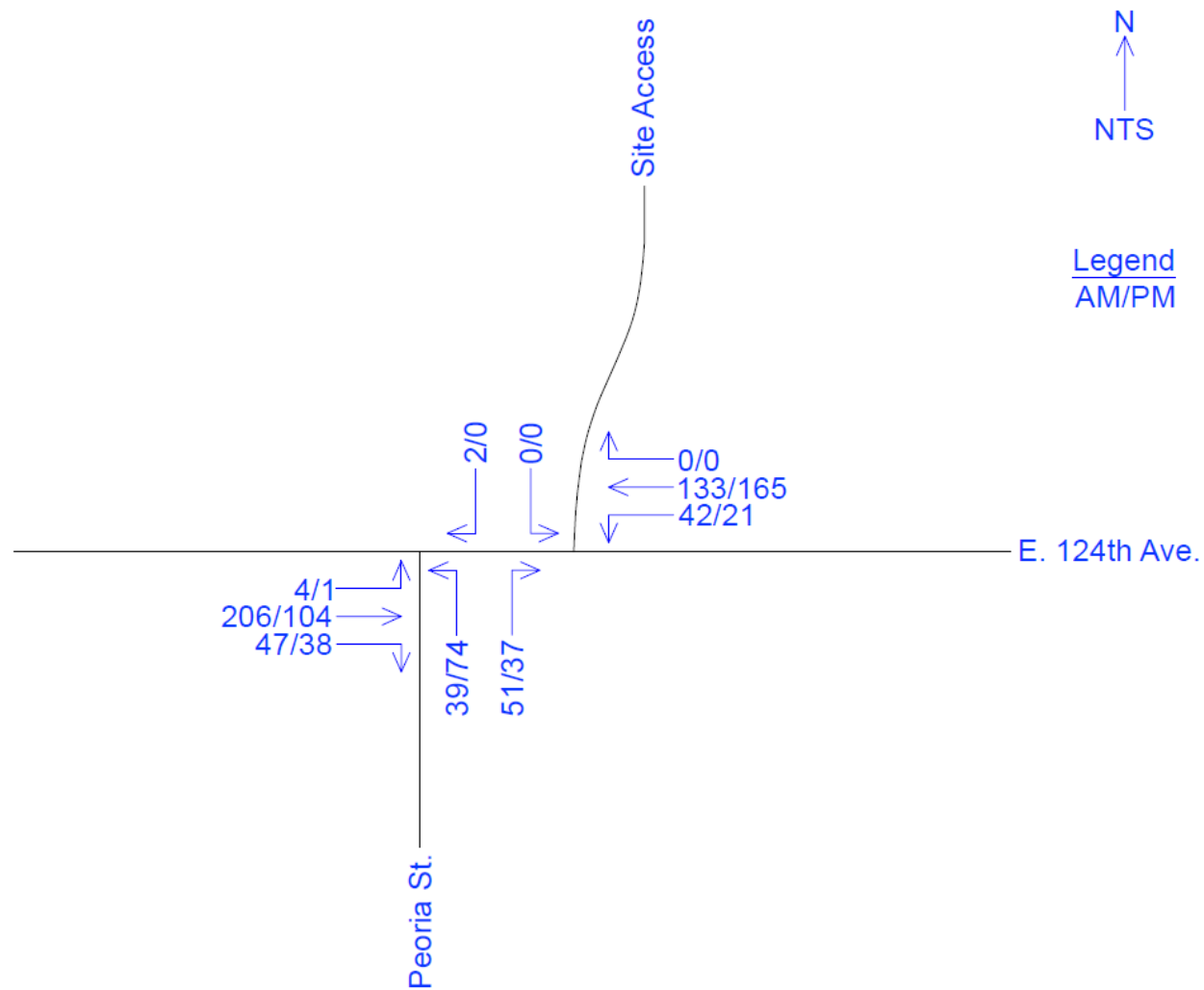


Figure 4: Trip Distribution



Figure 5: Site Generated Peak Hour Traffic

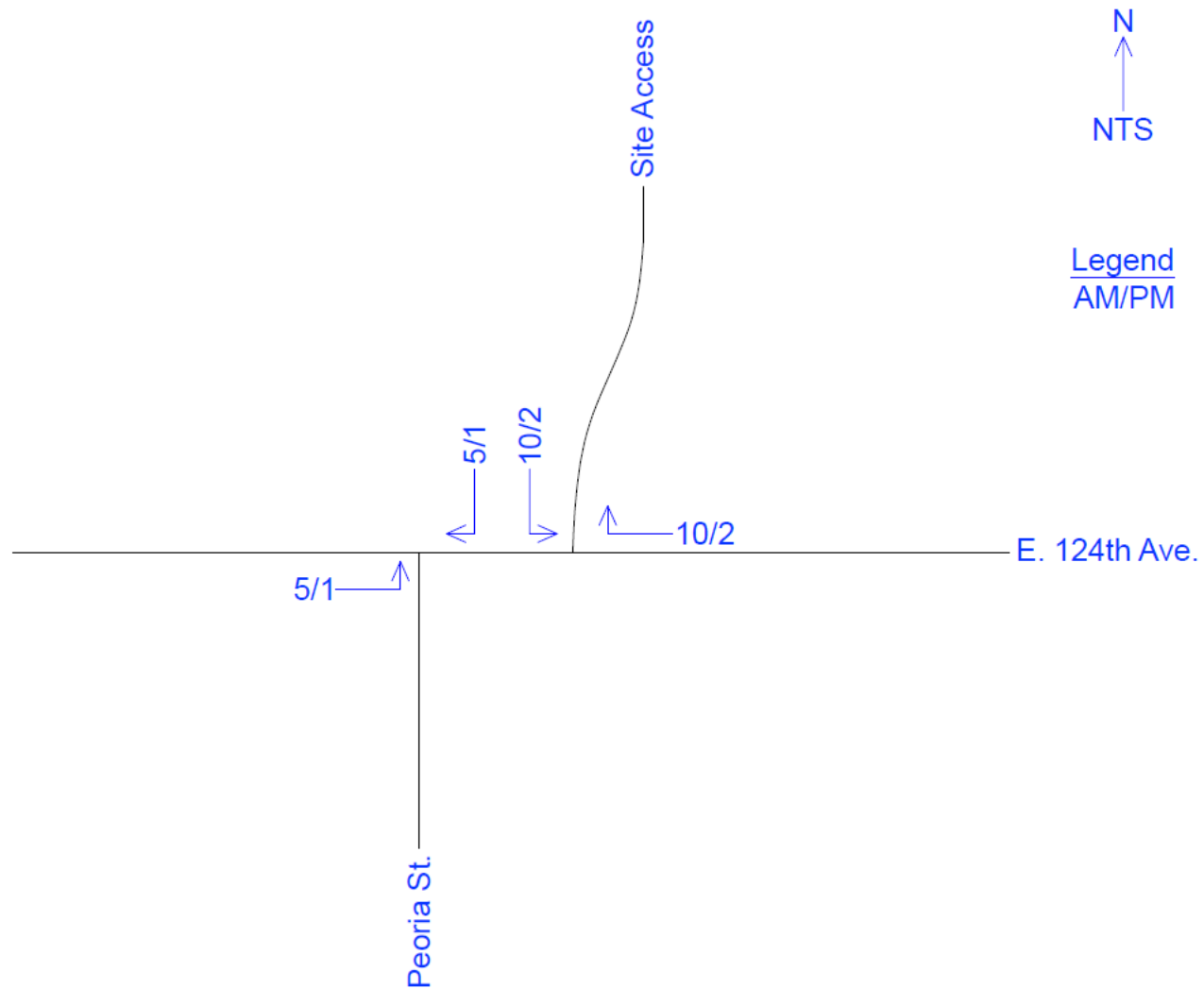


Figure 6: 2022 Background Peak Hour Traffic

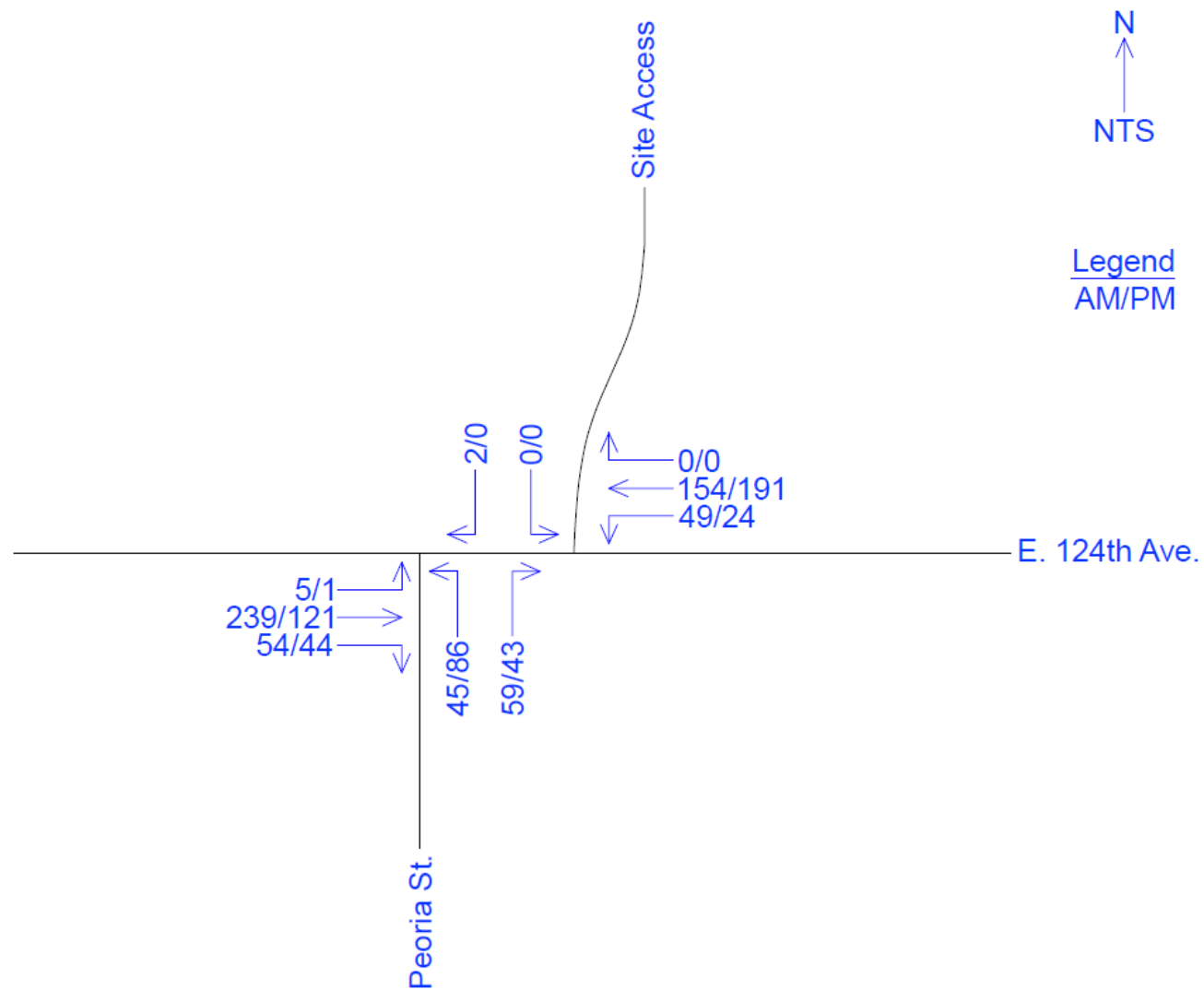


Figure 7: 2035 Background Peak Hour Traffic

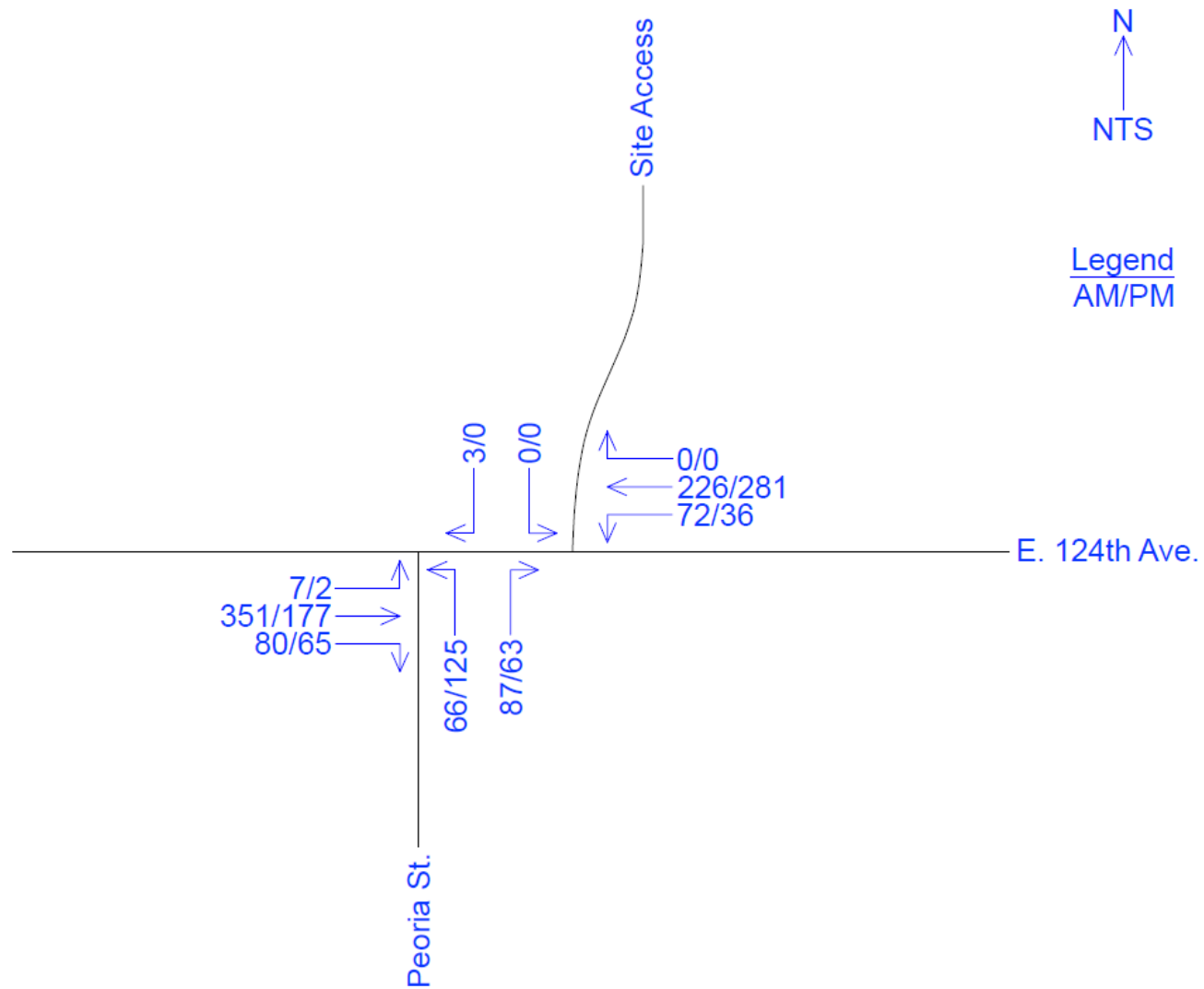


Figure 8: 2022 Short Range Total Peak Hour Traffic

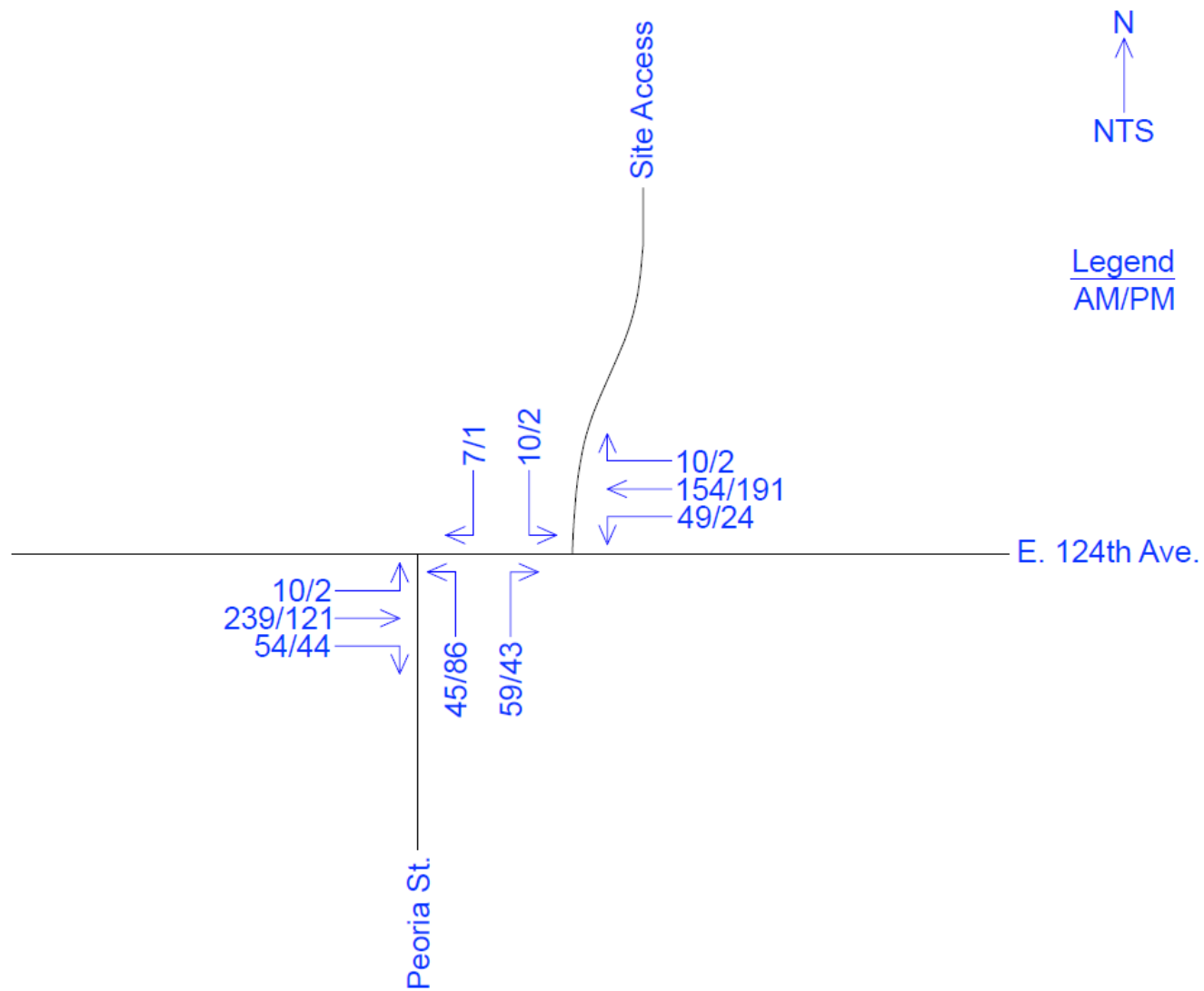


Figure 9: 2035 Long Range Total Peak Hour Traffic

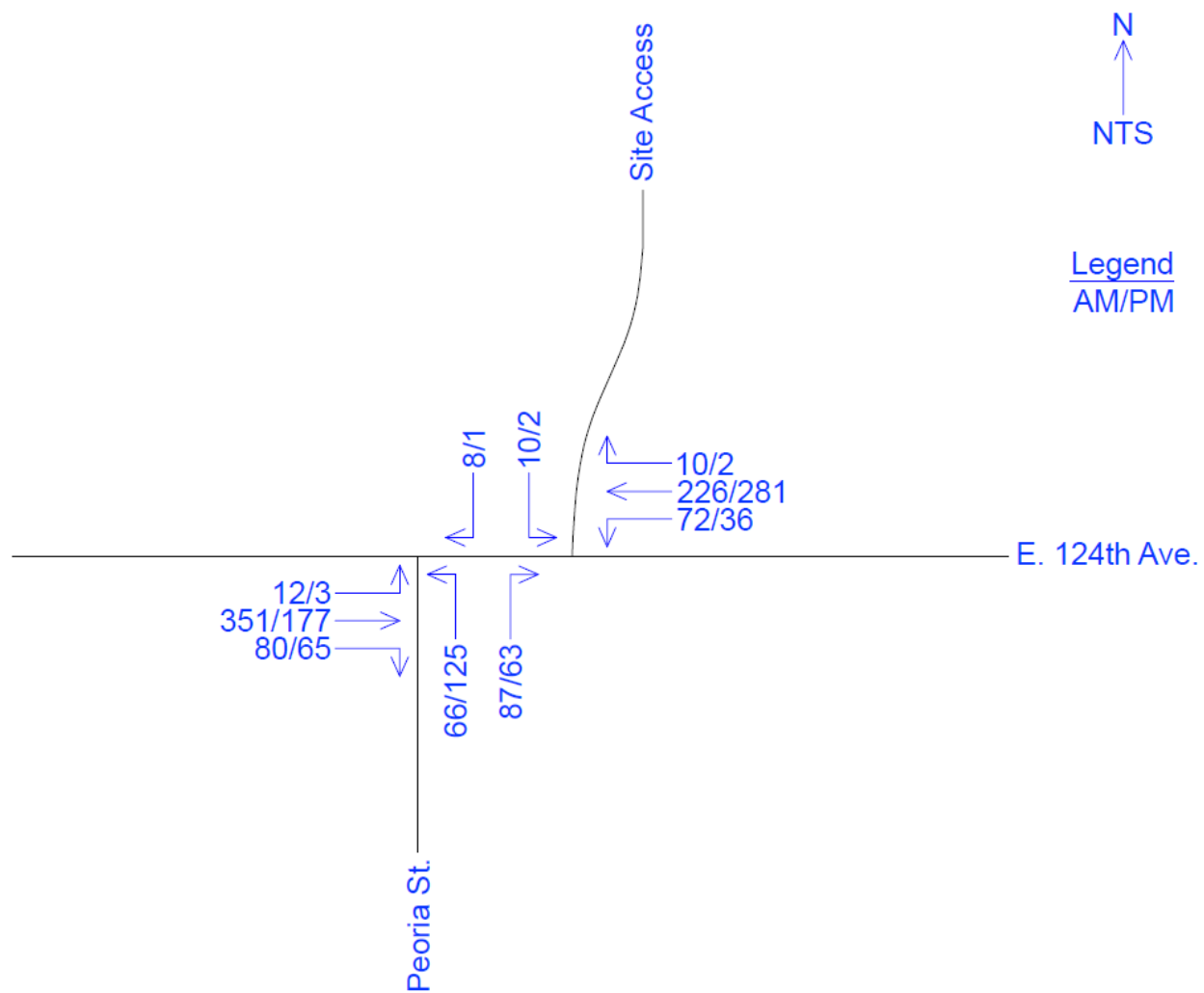


Table 2 - Existing Peak Hour Operation

Intersection	Movement	Level of Service (LOS)	
		AM	PM
		LOS	LOS
Site Access	EB Thru/Left/Right	A	A
	EB Approach	A	A
	WB Thru/Left/Right	A	A
	WB Approach	A	A
	NB Left/Right	B	B
	NB Approach	B	B
	SB Left/Right	A	A
	SB Approach	A	A
	Overall	A	A

Table 3 - 2022 Background Peak Hour Operation

Intersection	Movement	Level of Service (LOS)	
		AM	PM
		LOS	LOS
Site Access	EB Thru/Left/Right	A	A
	EB Approach	A	A
	WB Thru/Left/Right	A	A
	WB Approach	A	A
	NB Left/Right	B	B
	NB Approach	B	B
	SB Left/Right	A	A
	SB Approach	A	A
	Overall	A	A

Table 4 – 2035 Background Peak Hour Operation

Intersection	Movement	Level of Service (LOS)	
		AM	PM
		LOS	LOS
Site Access	EB Thru/Left/Right	A	A
	EB Approach	A	A
	WB Thru/Left/Right	A	A
	WB Approach	A	A
	NB Left/Right	C	C
	NB Approach	C	C
	SB Left/Right	A	A
	SB Approach	A	A
	Overall	A	A

Table 5 – 2022 Short Range Total Peak Hour Operation

Intersection	Movement	Level of Service (LOS)	
		AM	PM
		LOS	LOS
Site Access	EB Thru/Left/Right	A	A
	EB Approach	A	A
	WB Thru/Left/Right	A	A
	WB Approach	A	A
	NB Left/Right	B	B
	NB Approach	B	B
	SB Left/Right	B	B
	SB Approach	B	B
	Overall	A	A

Table 6 – 2035 Long Range Total Peak Hour Operation

Intersection	Movement	Level of Service (LOS)	
		AM	PM
		LOS	LOS
Site Access	EB Thru/Left/Right	A	A
	EB Approach	A	A
	WB Thru/Left/Right	A	A
	WB Approach	A	A
	NB Left/Right	C	C
	NB Approach	C	C
	SB Left/Right	B	B
	SB Approach	B	B
	Overall	B	A

6.0 Conclusions

Based upon the analysis in this study, the proposed CCC Recycling Facility at 12575 Tucson Street, Adams County, CO will be able to meet Adams County's requirements and not create a negative impact upon the local and regional traffic system.

The findings of the TIS are summarized below:

1. The CCC Recycling Facility is anticipated to generate approximately 24 daily weekday trips, 20 AM peak hour trips, and 13 PM peak hour trips.
2. Access to the site will be from the existing full-movement access point location to E. 124th Avenue located west of Henderson Elementary School.
3. The E. 124th Avenue/site access intersection will operate acceptably during the AM and PM peak hours in the Short Term and Long Term Planning Horizon with the Proposed Development (per Chapter 8 in Adams County Development Standards and Regulations).
4. Auxiliary lanes are not required at the E. 124th Avenue/site access intersection per the Auxiliary Lane Requirements (Section 8-01-08-01 in Chapter 8, Adams County Development Standards and Regulations).
5. Signal warrants are not anticipated to be met at the E. 124th Avenue/site access intersection.

APPENDICES:

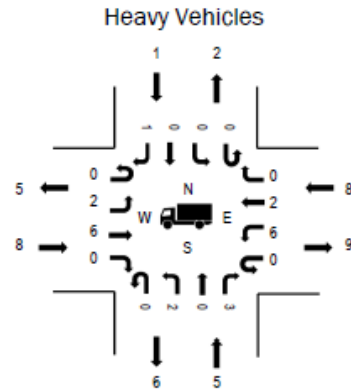
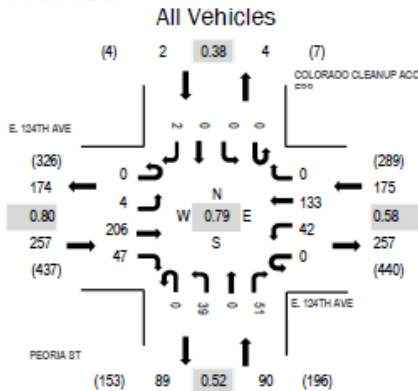
Appendix A: Traffic Counts



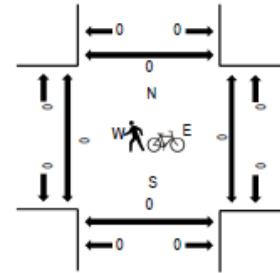
(303) 216-2439
www.alltrafficdata.net

Location: 1 PEORIA ST & E. 124TH AVE AM
Date and Start Time: Thursday, January 12, 2017
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 08:15 AM - 08:30 AM

Peak Hour



Pedestrians/Bicycles in Crosswalk



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	3.1%	0.80
WB	4.6%	0.58
NB	5.6%	0.52
SB	50.0%	0.38
All	4.2%	0.79

Traffic Counts - All Vehicles

Interval Start Time	E. 124TH AVE Eastbound				E. 124TH AVE Westbound				PEORIA ST Northbound				COLORADO CLEANUP Southbound				Total	Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
7:00 AM	0	1	58	23	0	7	25	0	0	30	0	27	0	0	0	0	171	513
7:15 AM	0	0	35	11	0	4	29	0	0	16	0	16	0	0	0	0	111	470
7:30 AM	0	1	47	10	0	3	31	0	0	9	0	4	0	0	0	0	105	524
7:45 AM	0	1	59	16	0	5	27	0	0	7	0	10	0	0	0	1	126	498
8:00 AM	0	2	48	16	0	7	26	0	0	12	0	16	0	0	0	1	128	413
8:15 AM	0	0	52	5	0	27	49	0	0	11	0	21	0	0	0	0	165	
8:30 AM	0	0	25	10	0	8	26	0	0	7	0	3	0	0	0	0	79	
8:45 AM	0	2	14	1	0	0	15	0	0	2	0	5	0	0	0	2	41	
Count Total	0	7	338	92	0	61	228	0	0	94	0	102	0	0	0	4	926	
Peak Hour	0	4	206	47	0	42	133	0	0	39	0	51	0	0	0	2	524	

Traffic Counts - Heavy Vehicles and Pedestrians/Bicycles in Crosswalk

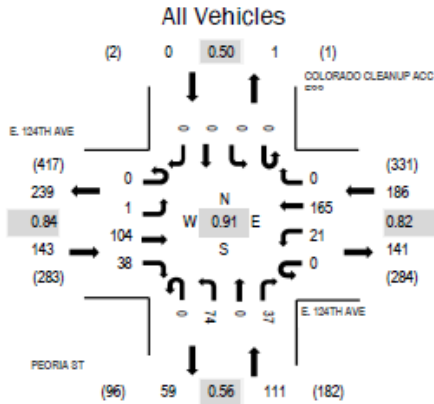
Interval Start Time	Heavy Vehicles					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
7:00 AM	1	4	0	0	5	7:00 AM	0	0	0	0	0
7:15 AM	1	1	0	0	2	7:15 AM	0	0	0	0	0
7:30 AM	4	1	0	0	5	7:30 AM	0	0	0	0	0
7:45 AM	2	0	3	1	6	7:45 AM	0	0	0	0	0
8:00 AM	2	2	0	0	4	8:00 AM	0	0	0	0	0
8:15 AM	0	2	5	0	7	8:15 AM	0	0	0	0	0
8:30 AM	1	0	0	0	1	8:30 AM	0	0	0	0	0
8:45 AM	1	1	1	1	4	8:45 AM	0	0	0	0	0
Count Total	12	11	9	2	34	Count Total	0	0	0	0	0
Peak Hour	8	5	8	1	22	Peak Hour	0	0	0	0	0



(303) 216-2439
www.alltrafficdata.net

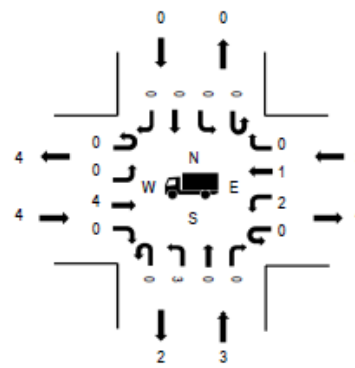
Location: 1 PEORIA ST & E. 124TH AVE PM
Date and Start Time: Thursday, January 12, 2017
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:15 PM - 04:30 PM

Peak Hour

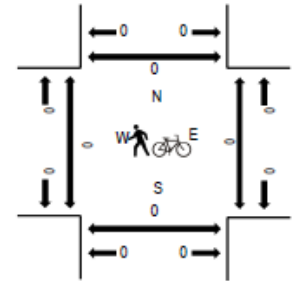


	HV%	PHF
EB	2.8%	0.84
WB	1.6%	0.82
NB	2.7%	0.56
SB	0.0%	0.50
All	2.3%	0.91

Heavy Vehicles



Pedestrians/Bicycles in Crosswalk



Traffic Counts - All Vehicles

Interval Start Time	E. 124TH AVE Eastbound				E. 124TH AVE Westbound				PEORIA ST Northbound				COLORADO CLEANUP Southbound				Total	Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
4:00 PM	0	1	30	11	0	6	35	0	0	14	0	9	0	0	0	0	106	440
4:15 PM	0	0	29	5	0	7	30	0	0	30	0	20	0	0	0	0	121	428
4:30 PM	0	0	17	7	0	4	55	0	0	16	0	8	0	0	0	0	107	400
4:45 PM	0	0	28	15	0	4	45	0	0	14	0	0	0	0	0	0	106	367
5:00 PM	0	0	24	12	0	3	38	0	0	9	0	7	0	0	0	1	94	358
5:15 PM	0	0	29	6	0	1	43	0	0	6	0	7	0	0	0	1	93	
5:30 PM	0	0	28	3	0	3	28	0	0	7	0	5	0	0	0	0	74	
5:45 PM	0	0	34	4	0	5	24	0	0	21	0	9	0	0	0	0	97	
Count Total	0	1	219	63	0	33	298	0	0	117	0	65	0	0	0	2	796	
Peak Hour	0	1	104	38	0	21	165	0	0	74	0	37	0	0	0	0	440	

Traffic Counts - Heavy Vehicles and Pedestrians/Bicycles in Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
4:00 PM	1	0	0	0	1	4:00 PM	0	0	0	0	0
4:15 PM	1	2	3	0	6	4:15 PM	0	0	0	0	0
4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0
4:45 PM	2	1	0	0	3	4:45 PM	0	0	0	0	0
5:00 PM	1	0	3	1	5	5:00 PM	0	0	0	0	0
5:15 PM	0	0	2	0	2	5:15 PM	0	0	0	0	0
5:30 PM	0	0	2	0	2	5:30 PM	0	0	0	0	0
5:45 PM	0	0	1	0	1	5:45 PM	0	0	0	0	0
Count Total	5	3	11	1	20	Count Total	0	0	0	0	0
Peak Hour	4	3	3	0	10	Peak Hour	0	0	0	0	0

Appendix B: Staff Correspondence (Page 1 of 3)

Sean Kellar

From: Greg Labrie [GLabrie@adcogov.org]
Sent: Wednesday, December 14, 2016 8:52 AM
To: 'Sean Kellar'
Subject: RE: Colorado Cleanup Corp./Recycling Facility TIS

Flag Status: Flagged

Sean,

Adams County Development Engineering is in agreement with the proposed approach to complete a traffic impact study for the recycling facility located at 12575 Tucson Street.

Sincerely,

T. Greg Labrie, PE, CFM
Senior Engineer
Adams County
Development Engineering Services
4430 S. Adams County Parkway
Brighton, CO 80601
Ph # 720-523-6824



From: Sean Kellar [mailto:skellar@kellarengineering.com]
Sent: Tuesday, December 13, 2016 9:10 AM
To: Greg Labrie
Subject: RE: Colorado Cleanup Corp./Recycling Facility TIS

Hi Greg,

Just following up to see if you'd had a chance to look into this.

Respectfully,

Sean Kellar, PE, PTOE

970.219.1602
www.kellarengineering.com

From: Sean Kellar [mailto:skellar@kellarengineering.com]
Sent: Wednesday, December 7, 2016 2:08 PM
To: 'glabrie@adcogov.org'

Appendix B: Staff Correspondence (Page 2 of 3)

Cc: 'skellar@kellarengineering.com'

Subject: Colorado Cleanup Corp./Recycling Facility TIS

Greg,

I've been asked to provide a traffic impact study (TIS) for the Colorado Cleanup Corp./Recycling Facility on a portion of property located at 12575 Tucson Street. Looking at page 8-22 in Chapter 8 of the Adams County Development Standards and Regulations it appears that the level of TIS is expected to be a Level 1 TIS with an expected Trip Generation of 20-50 vpd. I spoke with Keith Nolf at Colorado Cleanup Corp (CCC) yesterday and he indicated that they only have approximately 30 "haul days" a year where they are running trucks. On these "haul days" they are running approximately one truck every 20 minutes over an 8 hour day. This equates to approximately 24 vpd on these "haul days". To be conservative I'll be looking at a typical "haul day" in the TIS. The following is what I am planning on looking at in the TIS.

1. Level 1 TIS
2. Trip Generation associated with a typical "haul day" based upon the information provided by the client.
3. % trucks analyzed in the TIS as 90% trucks for the Site Generated Traffic plus employee traffic per the ITE
4. Analyze the site's access point(s) to the public streets for the weekday AM and PM peak hours
5. Short and Long Term Planning Horizon with and without Proposed Development (per Chapter 8)

Please do let me know if I missed anything. I want to make sure that I'm giving you what you need in the TIS.

Respectfully,

Sean Kellar, PE, PTOE

970.219.1602

www.kellarengineering.com

Appendix B: Staff Correspondence (Page 3 of 3)

Table 8.15—Traffic Impact Study Requirement

Type of Application	Expected Trip Generation ^b	Level of Traffic Impact Study (TIS)
Rezoning ^a	20-50 vpd	Level 1 TIS
	50-500 vpd	Level 2 TIS
	>500 vpd	Level 3 TIS
Residential Plats	20-50 vpd	Level 1 TIS
	50-250 vpd	Level 2 TIS
	>250 vpd	Level 3 TIS
All Other Plats	20-50 vpd	Level 1 TIS
	50-500 vpd	Level 2 TIS
	>500 vpd	Level 3 TIS
Conditional and Temporary Use ^a	>250 vpd >40 ingress truck trips	Level 3 TIS
Multi-year Buildout Developments	>100 vpd each phase	<ul style="list-style-type: none"> Develop a Master TIS for the original land use Updated during each filing for specific use
Building Permit, or Change-in-use Application ^a	20-50 vpd	Level 1 TIS
	50-500 vpd	Level 2 TIS with Driveway Volume and Capacity Analysis
	>500 vpd	<ul style="list-style-type: none"> Driveway Volume and Capacity Analysis Level 3 TIS

^a A limited or Full TIS may be required if one or more of the following conditions are found:

- Traffic generated from a non-residential development will significantly impact adjacent residential neighborhoods.
- Traffic operational impacts are anticipated including problems with access, left or right turns, signal timing, median openings, or sight distance. In such cases, the TIS will only be required to answer questions related to the specific issues.
- Existing traffic operational problems on adjacent streets are expected to be substantially disrupted by traffic generated by the new development.
- Significant citizen opposition is expected for traffic impact and safety reasons.
- Cases where the internal street or access system is not anticipated to accommodate the expected traffic generations.
- Safety of High Accident Issues
- Significant operational impacts on other modes of transportation.
- Description of 3 levels can be found in Section 8-02-02.

^b Based on ITE Trip Generation Manual. If other data is submitted, applicant will need supporting documentation.

8.02-03 PRELIMINARY SCOPING MEETING

If the criteria determines a Level 2 or Level 3 TIS is required, a preliminary scoping meeting may be held with the County. The purpose of the meeting is to discuss site-

Appendix C: Level of Service (LOS) Tables

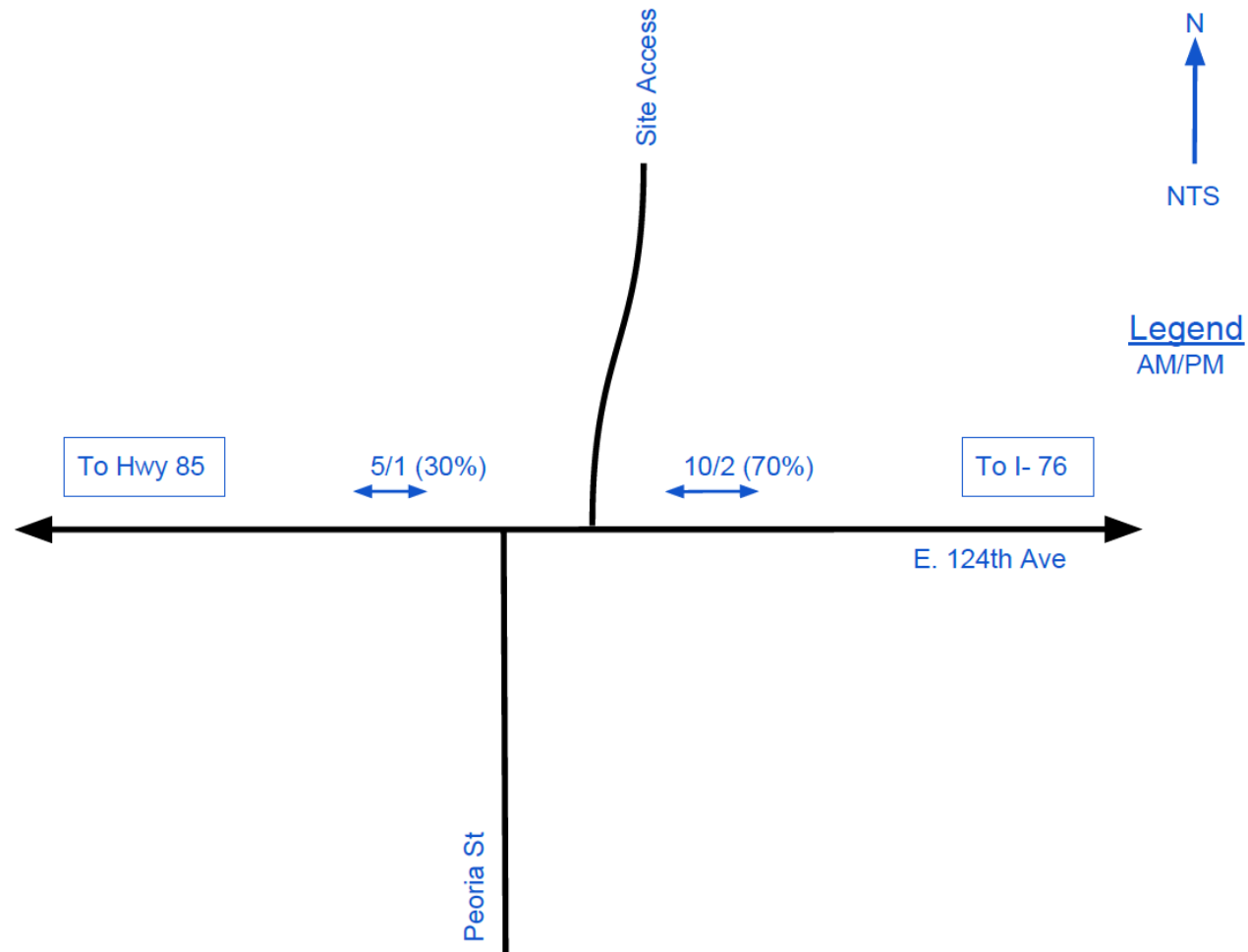
Level of Service Definitions

Level of Service	Signalized Intersection	Unsignalized Intersection
(LOS)	Average Total Delay	Average Total Delay
	(sec/veh)	(sec/veh)
A	≤ 10	≤ 10
B	$> 10 \text{ and } \leq 20$	$> 10 \text{ and } \leq 15$
C	$> 20 \text{ and } \leq 35$	$> 15 \text{ and } \leq 25$
D	$> 35 \text{ and } \leq 55$	$> 25 \text{ and } \leq 35$
E	$> 55 \text{ and } \leq 80$	$> 35 \text{ and } \leq 50$
F	> 80	> 50

Appendix D: Aerial Image (Google Earth)






Appendix E: Traffic Routing Exhibit
Site Generated Traffic



Appendix F: HCM Calculations (Synchro Version 9.1)

Intersection

Int Delay, s/veh 2.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	206	47	42	133	39	51
Future Vol, veh/h	206	47	42	133	39	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	242	55	49	156	46	60




Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	525
Stage 1	-	-	270
Stage 2	-	-	255
Critical Hdwy	-	4.12	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	-	2.218	3.518
Pot Cap-1 Maneuver	-	1263	513
Stage 1	-	-	775
Stage 2	-	-	788
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1263	491
Mov Cap-2 Maneuver	-	-	491
Stage 1	-	-	775
Stage 2	-	-	755

Approach	EB	WB	NB
HCM Control Delay, s	0	1.9	12
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	617	-	-	1263	-
HCM Lane V/C Ratio	0.172	-	-	0.039	-
HCM Control Delay (s)	12	-	-	8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.6	-	-	0.1	-




Recent AM Peak Hour
5: 124th Ave & Site Access

Kellar Engineering
01/27/2017

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	4	206	133	0	0	2
Future Vol, veh/h	4	206	133	0	0	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	242	156	0	0	2
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	156	0	-	0	408	156
Stage 1	-	-	-	-	156	-
Stage 2	-	-	-	-	252	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1424	-	-	-	599	890
Stage 1	-	-	-	-	872	-
Stage 2	-	-	-	-	790	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1424	-	-	-	597	890
Mov Cap-2 Maneuver	-	-	-	-	597	-
Stage 1	-	-	-	-	872	-
Stage 2	-	-	-	-	787	-
Approach	EB		WB		SB	
HCM Control Delay, s	0.1		0		9.1	
HCM LOS					A	
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1424	-	-	-	890	
HCM Lane V/C Ratio	0.003	-	-	-	0.003	
HCM Control Delay (s)	7.5	0	-	-	9.1	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	0	

Intersection

Int Delay, s/veh 3.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	104	38	21	165	74	37
Future Vol, veh/h	104	38	21	165	74	37
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	122	45	25	194	87	44




Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	167
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	-
Pot Cap-1 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.9	11.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	678	-	-	1411	-
HCM Lane V/C Ratio	0.193	-	-	0.018	-
HCM Control Delay (s)	11.6	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.7	-	-	0.1	-

Recent PM Peak Hour
5: 124th Ave & Site Access




Kellar Engineering
01/27/2017

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	104	165	0	0	0
Future Vol, veh/h	1	104	165	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	122	194	0	0	0
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	194	0	-	0	319	194
Stage 1	-	-	-	-	194	-
Stage 2	-	-	-	-	125	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1379	-	-	-	674	847
Stage 1	-	-	-	-	839	-
Stage 2	-	-	-	-	901	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	1379	-	-	-	673	847
Mov Cap-2 Maneuver	-	-	-	-	673	-
Stage 1	-	-	-	-	839	-
Stage 2	-	-	-	-	900	-
Approach	EB		WB		SB	
HCM Control Delay, s	0.1		0		0	
HCM LOS					A	
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1379	-	-	-	-	
HCM Lane V/C Ratio	0.001	-	-	-	-	
HCM Control Delay (s)	7.6	0	-	-	0	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	-	

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	560	-	-	1242	-
HCM Lane V/C Ratio	0.202	-	-	0.043	-
HCM Control Delay (s)	13	-	-	8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.7	-	-	0.1	-

Intersection

Int Delay, s/veh 0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	239	154	0	0	2
Future Vol, veh/h	5	239	154	0	0	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	260	167	0	0	2




Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	167	0	438
Stage 1	-	-	167
Stage 2	-	-	271
Critical Hdwy	4.12	-	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	2.218	-	3.518
Pot Cap-1 Maneuver	1411	-	576
Stage 1	-	-	863
Stage 2	-	-	775
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1411	-	574
Mov Cap-2 Maneuver	-	-	574
Stage 1	-	-	863
Stage 2	-	-	772

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	9.1
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1411	-	-	-	877
HCM Lane V/C Ratio	0.004	-	-	-	0.002
HCM Control Delay (s)	7.6	0	-	-	9.1
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection

Int Delay, s/veh 3.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	121	44	24	191	86	43
Future Vol, veh/h	121	44	24	191	86	43
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	132	48	26	208	93	47




Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	415
Stage 1	-	-	155
Stage 2	-	-	260
Critical Hdwy	-	4.12	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	-	2.218	3.518
Pot Cap-1 Maneuver	-	1397	594
Stage 1	-	-	873
Stage 2	-	-	783
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1397	582
Mov Cap-2 Maneuver	-	-	582
Stage 1	-	-	873
Stage 2	-	-	767

Approach	EB	WB	NB
HCM Control Delay, s	0	0.9	11.9
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	658	-	-	1397	-
HCM Lane V/C Ratio	0.213	-	-	0.019	-
HCM Control Delay (s)	11.9	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.8	-	-	0.1	-

Intersection

Int Delay, s/veh 0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	121	191	0	0	0
Future Vol, veh/h	1	121	191	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	132	208	0	0	0




Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	208	0	342
Stage 1	-	-	208
Stage 2	-	-	134
Critical Hdwy	4.12	-	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	2.218	-	3.518
Pot Cap-1 Maneuver	1363	-	654
Stage 1	-	-	827
Stage 2	-	-	892
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1363	-	653
Mov Cap-2 Maneuver	-	-	653
Stage 1	-	-	827
Stage 2	-	-	891

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1363	-	-	-	-
HCM Lane V/C Ratio	0.001	-	-	-	-
HCM Control Delay (s)	7.6	0	-	-	0
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-




2022 Short Range Total AM Peak Hour
3: Peoria St & 124th Ave

Kellar Engineering
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Intersection						
Int Delay, s/veh	2.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	239	54	49	154	45	59
Future Vol, veh/h	239	54	49	154	45	59
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	260	59	53	167	49	64
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	318	0	563	289
Stage 1	-	-	-	-	289	-
Stage 2	-	-	-	-	274	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1242	-	487	750
Stage 1	-	-	-	-	760	-
Stage 2	-	-	-	-	772	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1242	-	464	750
Mov Cap-2 Maneuver	-	-	-	-	464	-
Stage 1	-	-	-	-	760	-
Stage 2	-	-	-	-	736	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		1.9		12.5	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	592	-	-	1242	-	
HCM Lane V/C Ratio	0.191	-	-	0.043	-	
HCM Control Delay (s)	12.5	-	-	8	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0.7	-	-	0.1	-	




2022 Short Range Total AM Peak Hour
5: 124th Ave & Site Access

Kellar Engineering
01/27/2017

Intersection						
Int Delay, s/veh	0.7					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	239	154	10	10	7
Future Vol, veh/h	10	239	154	10	10	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	90	2	2	90	90	90
Mvmt Flow	11	260	167	11	11	8
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	178	0	-	0	455	173
Stage 1	-	-	-	-	173	-
Stage 2	-	-	-	-	282	-
Critical Hdwy	5	-	-	-	7.3	7.1
Critical Hdwy Stg 1	-	-	-	-	6.3	-
Critical Hdwy Stg 2	-	-	-	-	6.3	-
Follow-up Hdwy	3.01	-	-	-	4.31	4.11
Pot Cap-1 Maneuver	1005	-	-	-	431	686
Stage 1	-	-	-	-	683	-
Stage 2	-	-	-	-	601	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1005	-	-	-	425	686
Mov Cap-2 Maneuver	-	-	-	-	425	-
Stage 1	-	-	-	-	683	-
Stage 2	-	-	-	-	593	-
Approach	EB		WB		SB	
HCM Control Delay, s	0.3		0		12.4	
HCM LOS					B	
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1005	-	-	-	504	
HCM Lane V/C Ratio	0.011	-	-	-	0.037	
HCM Control Delay (s)	8.6	0	-	-	12.4	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0.1	




2022 Short Range Total PM Peak Hour
3: Peoria St & 124th Ave

Kellar Engineering
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Intersection						
Int Delay, s/veh	3.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	121	44	24	191	86	43
Future Vol, veh/h	121	44	24	191	86	43
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	132	48	26	208	93	47
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	179	0	415	155
Stage 1	-	-	-	-	155	-
Stage 2	-	-	-	-	260	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1397	-	594	891
Stage 1	-	-	-	-	873	-
Stage 2	-	-	-	-	783	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1397	-	582	891
Mov Cap-2 Maneuver	-	-	-	-	582	-
Stage 1	-	-	-	-	873	-
Stage 2	-	-	-	-	767	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.9		11.9	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	658	-	-	1397	-	
HCM Lane V/C Ratio	0.213	-	-	0.019	-	
HCM Control Delay (s)	11.9	-	-	7.6	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0.8	-	-	0.1	-	




2022 Short Range Total PM Peak Hour
5: 124th Ave & Site Access

Kellar Engineering
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Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	121	191	2	2	1
Future Vol, veh/h	2	121	191	2	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	90	2	2	90	90	90
Mvmt Flow	2	132	208	2	2	1
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	210	0	-	0	345	209
Stage 1	-	-	-	-	209	-
Stage 2	-	-	-	-	136	-
Critical Hdwy	5	-	-	-	7.3	7.1
Critical Hdwy Stg 1	-	-	-	-	6.3	-
Critical Hdwy Stg 2	-	-	-	-	6.3	-
Follow-up Hdwy	3.01	-	-	-	4.31	4.11
Pot Cap-1 Maneuver	974	-	-	-	507	652
Stage 1	-	-	-	-	655	-
Stage 2	-	-	-	-	713	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	974	-	-	-	506	652
Mov Cap-2 Maneuver	-	-	-	-	506	-
Stage 1	-	-	-	-	655	-
Stage 2	-	-	-	-	712	-
Approach	EB		WB		SB	
HCM Control Delay, s	0.1		0		11.6	
HCM LOS					B	
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	974	-	-	-	547	
HCM Lane V/C Ratio	0.002	-	-	-	0.006	
HCM Control Delay (s)	8.7	0	-	-	11.6	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0	

Intersection

Int Delay, s/veh 3.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	351	80	72	226	66	87
Future Vol, veh/h	351	80	72	226	66	87
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	382	87	78	246	72	95




Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	827
Stage 1	-	-	425
Stage 2	-	-	402
Critical Hdwy	-	4.12	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	-	2.218	3.518
Pot Cap-1 Maneuver	-	1094	341
Stage 1	-	-	659
Stage 2	-	-	676
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1094	313
Mov Cap-2 Maneuver	-	-	313
Stage 1	-	-	659
Stage 2	-	-	620

Approach	EB	WB	NB
HCM Control Delay, s	0	2.1	18.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	438	-	-	1094	-
HCM Lane V/C Ratio	0.38	-	-	0.072	-
HCM Control Delay (s)	18.2	-	-	8.5	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	1.7	-	-	0.2	-




2035 Background AM Peak Hour
5: 124th Ave & Site Access

Kellar Engineering
01/27/2017

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	351	226	0	0	3
Future Vol, veh/h	7	351	226	0	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	382	246	0	0	3
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	246	0	-	0	643	246
Stage 1	-	-	-	-	246	-
Stage 2	-	-	-	-	397	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1320	-	-	-	438	793
Stage 1	-	-	-	-	795	-
Stage 2	-	-	-	-	679	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1320	-	-	-	434	793
Mov Cap-2 Maneuver	-	-	-	-	434	-
Stage 1	-	-	-	-	795	-
Stage 2	-	-	-	-	674	-
Approach	EB		WB		SB	
HCM Control Delay, s	0.2		0		9.6	
HCM LOS					A	
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1320	-	-	-	793	
HCM Lane V/C Ratio	0.006	-	-	-	0.004	
HCM Control Delay (s)	7.7	0	-	-	9.6	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	0	

Intersection

Int Delay, s/veh 4.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	177	65	36	281	125	63
Future Vol, veh/h	177	65	36	281	125	63
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	192	71	39	305	136	68




Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	612
Stage 1	-	-	228
Stage 2	-	-	384
Critical Hdwy	-	4.12	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	-	2.218	3.518
Pot Cap-1 Maneuver	-	1301	456
Stage 1	-	-	810
Stage 2	-	-	688
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1301	440
Mov Cap-2 Maneuver	-	-	440
Stage 1	-	-	810
Stage 2	-	-	663

Approach	EB	WB	NB
HCM Control Delay, s	0	0.9	16.3
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	520	-	-	1301	-
HCM Lane V/C Ratio	0.393	-	-	0.03	-
HCM Control Delay (s)	16.3	-	-	7.9	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	1.9	-	-	0.1	-




2035 Background PM Peak Hour
5: 124th Ave & Site Access

Kellar Engineering
01/27/2017

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	177	281	0	0	0
Future Vol, veh/h	2	177	281	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	192	305	0	0	0
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	305	0	-	0	502	305
Stage 1	-	-	-	-	305	-
Stage 2	-	-	-	-	197	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1256	-	-	-	529	735
Stage 1	-	-	-	-	748	-
Stage 2	-	-	-	-	836	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1256	-	-	-	528	735
Mov Cap-2 Maneuver	-	-	-	-	528	-
Stage 1	-	-	-	-	748	-
Stage 2	-	-	-	-	834	-
Approach	EB		WB		SB	
HCM Control Delay, s	0.1		0		0	
HCM LOS					A	
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1256	-	-	-	-	
HCM Lane V/C Ratio	0.002	-	-	-	-	
HCM Control Delay (s)	7.9	0	-	-	0	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	-	




2035 Long Range Total AM Peak Hour
3: Peoria St & 124th Ave

Kellar Engineering
01/27/2017

Intersection						
Int Delay, s/veh	4.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	351	80	72	226	66	87
Future Vol, veh/h	351	80	72	226	66	87
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	382	87	78	246	72	95
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	468	0	827	425
Stage 1	-	-	-	-	425	-
Stage 2	-	-	-	-	402	-
Critical Hdwy	-	-	4.12	-	7.12	6.22
Critical Hdwy Stg 1	-	-	-	-	6.12	-
Critical Hdwy Stg 2	-	-	-	-	6.12	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1094	-	291	629
Stage 1	-	-	-	-	607	-
Stage 2	-	-	-	-	625	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1094	-	273	629
Mov Cap-2 Maneuver	-	-	-	-	273	-
Stage 1	-	-	-	-	607	-
Stage 2	-	-	-	-	573	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		2.1		20.1	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	403	-	-	1094	-	
HCM Lane V/C Ratio	0.413	-	-	0.072	-	
HCM Control Delay (s)	20.1	-	-	8.5	0	
HCM Lane LOS	C	-	-	A	A	
HCM 95th %tile Q(veh)	2	-	-	0.2	-	

2035 Long Range Total AM Peak Hour
5: 124th Ave & Site Access

Kellar Engineering
01/27/2017




Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	12	351	226	10	10	8
Future Vol, veh/h	12	351	226	10	10	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	90	2	2	90	90	90
Mvmt Flow	13	382	246	11	11	9
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	257	0	-	0	659	251
Stage 1	-	-	-	-	251	-
Stage 2	-	-	-	-	408	-
Critical Hdwy	5	-	-	-	7.3	7.1
Critical Hdwy Stg 1	-	-	-	-	6.3	-
Critical Hdwy Stg 2	-	-	-	-	6.3	-
Follow-up Hdwy	3.01	-	-	-	4.31	4.11
Pot Cap-1 Maneuver	930	-	-	-	317	614
Stage 1	-	-	-	-	623	-
Stage 2	-	-	-	-	517	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	930	-	-	-	311	614
Mov Cap-2 Maneuver	-	-	-	-	311	-
Stage 1	-	-	-	-	623	-
Stage 2	-	-	-	-	508	-
Approach	EB		WB		SB	
HCM Control Delay, s	0.3		0		14.5	
HCM LOS					B	
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	930	-	-	-	398	
HCM Lane V/C Ratio	0.014	-	-	-	0.049	
HCM Control Delay (s)	8.9	0	-	-	14.5	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0.2	

2035 Long Range Total PM Peak Hour
3: Peoria St & 124th Ave

Kellar Engineering
01/27/2017

Intersection

Int Delay, s/veh 4.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	177	65	36	281	125	63
Future Vol, veh/h	177	65	36	281	125	63
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	192	71	39	305	136	68




Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	612
Stage 1	-	-	228
Stage 2	-	-	384
Critical Hdwy	-	4.12	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	-	2.218	3.518
Pot Cap-1 Maneuver	-	1301	456
Stage 1	-	-	810
Stage 2	-	-	688
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1301	440
Mov Cap-2 Maneuver	-	-	440
Stage 1	-	-	810
Stage 2	-	-	663

Approach	EB	WB	NB
HCM Control Delay, s	0	0.9	16.3
HCM LOS			C

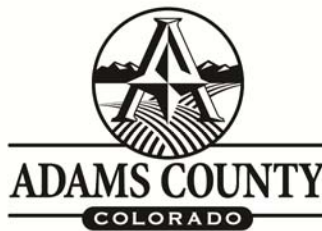
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	520	-	-	1301	-
HCM Lane V/C Ratio	0.393	-	-	0.03	-
HCM Control Delay (s)	16.3	-	-	7.9	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	1.9	-	-	0.1	-

2035 Long Range Total PM Peak Hour
5: 124th Ave & Site Access

Kellar Engineering
01/27/2017

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	3	177	281	2	2	1
Future Vol, veh/h	3	177	281	2	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	90	2	2	90	90	90
Mvmt Flow	3	192	305	2	2	1
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	308	0	-	0	506	307
Stage 1	-	-	-	-	307	-
Stage 2	-	-	-	-	199	-
Critical Hdwy	5	-	-	-	7.3	7.1
Critical Hdwy Stg 1	-	-	-	-	6.3	-
Critical Hdwy Stg 2	-	-	-	-	6.3	-
Follow-up Hdwy	3.01	-	-	-	4.31	4.11
Pot Cap-1 Maneuver	884	-	-	-	399	567
Stage 1	-	-	-	-	583	-
Stage 2	-	-	-	-	663	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	884	-	-	-	397	567
Mov Cap-2 Maneuver	-	-	-	-	397	-
Stage 1	-	-	-	-	583	-
Stage 2	-	-	-	-	660	-
Approach	EB		WB		SB	
HCM Control Delay, s	0.2		0		13.2	
HCM LOS					B	
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	884	-	-	-	441	
HCM Lane V/C Ratio	0.004	-	-	-	0.007	
HCM Control Delay (s)	9.1	0	-	-	13.2	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0	

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: 6/16/16

Project Number: RCU2016-00012

Project Name: Colorado Cleanup Corp./ Recycling Facility

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

Commenting Division: Development Services, Planning

Email: ecollins@adcogov.org

PLN1. This request is for a Conditional Use permit to operate a Recycling Facility on a portion of property located at 12575 Tucson St.

- a. The subject property (parcel number 0157136200002) is designated Agriculture-3 (A-3) and is approximately 101.2 acres.
- b. Applicant occupies approximately 4.83 acres.
- c. Proposed use includes aggregate recycling and manufacturing through crushing and screening.
- d. Material includes concrete, asphalt, and aggregate (rock) from demolition projects around the metro area.
- e. A portable crusher and screening plant is utilized on-site.
- f. No permanent structures on-site.

PLN2. A-3 Standards, Section 3-10-01.

- a. The purpose of this zone district is to provide land holdings of at least 35 acres for dryland or irrigated farming, pasturage, or other food related production uses.
- b. Permitted Conditional Uses include heavy industry, light industry, and recycling facilities.

PLN3. Comprehensive Plan

- a. The subject property is designated as Urban Residential in the Future Land Use map.
- b. Per Chapter 5 of the Comprehensive Plan:
 - i. These areas are designated for single and multiple family housing, typically at urban densities of one dwelling per acre or greater.

- ii. Intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities.
- iii. Intended to create and maintain healthy residential neighborhoods.
- c. **The proposed development is inconsistent with the goals of the Comprehensive Plan as outlined above.**

PLN4. Recycling Facilities Performance Standards, Section 4-10-02-05-07

- a. An 8 foot solid screen fence shall enclose all outside storage.
 - i. **Please provide a revised site plan showing location of screen fencing. And details of screen material for the fence.**
- b. Traffic control plan is required.
 - i. **Please submit a traffic control plan showing trip generation, peak periods, and general routes.**
- c. Nuisance control plan is required.
 - i. **In the project narrative, information on dust control and mitigation was provided. However, information regarding light and vibration was not included. Please provide this information in a re-submittal.**
 - ii. **In addition, information on noise mitigation was provided. However, per Section 4-13-03, the maximum noise decibel for A-3 properties is 80 and measured from the nearest property line. Please demonstrate how this requirement shall be met.**
- d. 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.
- e. All operators shall maintain records showing amounts of stockpiled materials both processed and unprocessed that is consistent with the amounts allowed in the Permit. Records containing customer lists and records showing amounts of recycled material shipped off site shall be maintained.
- f. 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.
 - i. The amount of the bond shall be calculated to include removal, tipping fees, and transportation costs.
- g. Operators shall remove trash, or other waste material, of the type which is brought to the facility, along public rights-of-way within one-half (1/2) mile of the facility.

PLN5. Outdoor Storage, Section 4-10-02-04-09:

- a. All outdoor storage shall be screened and shall not exceed the height of the fence.
- b. All outdoor storage shall be designed with adequate access areas and shall meet requirements of the local fire district.
 - i. **Please demonstrate compliance with the performance standard and local fire district requirements.**

PLN6. Criteria for approval (Conditional Use Permit), Section 2-02-08-06:

- a. The conditional use is permitted in the applicable zone district.
- b. The conditional use is consistent with the purposes of these standards and regulations.
 - i. Per Section 4-16, all developments are required to landscape a minimum of 10% of the lot area. Please provide a landscape plan demonstrating how this requirement shall be met.**
- c. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
 - i. Please see PLN7 for further comments.**
- d. 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.
 - i. Per the Comprehensive Plan, this area is designated as Urban Residential. The proposed development is inconsistent with the Comprehensive Plan and the Development Standards and Regulations.**
- e. The conditional use permit has addressed all off-site impacts.
 - i. See PLN7 comments.**
- f. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
 - i. See PLN7 and PLN8 comments.**
- g. 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.
 - i. Information on the site plan did not adequately depict proposed activities and uses on site. There were no information on parking scheme, traffic circulation, fencing, screening, landscaping, signage, and lighting. Please demonstrate how these requirements shall be met.**
- h. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.
 - i. Please demonstrate compliance with Fire District review comments.**

PLN7. Criteria for approval for Recycling Facilities, Section 2-02-08-07-03:

- a. There is a need for the recycling operation for the benefit of Adams County and the proposed end use of the recycled material is a viable marketable material.
- b. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of the Adams County Development Standards.
 - i. See PLN 6 comments.**
- c. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and

Environment, Tri-County Health Department, Fire Department, and other relevant agencies.

i. Please demonstrate compliance with all agency comments.

d. The proposed facility will not cause significant congestion or traffic hazards.

i. See PLN 4 comments.

e. The request is compatible with the surrounding area.

i. Please demonstrate how the proposed development will be compatible with the surrounding development including the school and residential development to the south.

f. The site will not impact health and welfare for the community based upon specific recycling facility design and operating procedures.

PLN8. Natural Resource Conservation Overlay (NRCO), Section 3-38 and Section 4-11-02

a. A portion of the property is within the NRCO overlay area.

b. **A Resource Review is required** and shall include recommendations for mitigating any negative impacts of the proposed development. See Section 4-11-02-04-02 for specifics on the individual protected resources review requirements.

PLN9. Need Additional Information:

a. Please provide documentation showing access is permitted across School District property.

b. Please provide documentation of previously held neighborhood meetings.

c. What is the PPE referenced in Section 2.1.2 of the DOP plan?

d. How does separation of all non-concrete/asphalt/ rebar materials occur? Where are these materials disposed of?

e. What percentage of the site is outdoor storage?

f. How often is rock (environmental media) crushed to used a landscape media? How is this material sold/ transported?

g. What other equipment is stored on site? Are vehicles stored overnight on the property?

h. Is fuel or other chemicals stored on site? Please explain the purpose of these materials if stored on site.

i. Provide a lighting plan showing type of lighting used on the site, number of lights and height of poles.

j. During periods of crushing material, how long is the crusher operated (hours and days)?

Commenting Division: Development Services, Engineering:

Name of Review: Greg Labrie

Email: glabrie@adcogov.org

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C336H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, a portion of the project site is located within a special flood hazard delineated area. If any construction

activity occurs in the special flood hazard area of the project site, a floodplain use permit will be required. The proposed recycle facility is not in the 100 year floodplain, therefore a floodplain use permit is not required at this time.

ENG2: The project site is partially located in a NRCO district. If any construction activities occur in natural resource conservation area, an environmental assessment is required.

ENG3: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is not within the County's MS4 Stormwater Permit area. The installation of erosion and sediment control BMPs are expected.

ENG4: A traffic impact study completed in accordance to Chapter 8 of the Adams County Development Standards and Regulations is required to be submitted to Adams County for review and approval.

ENG5: The school and 124th Avenue is within the City of Brighton's jurisdiction. The applicant must provide Adams County with an access permit and/or approval from the City of Brighton that allows the recycle facility to use the access onto 124th Avenue.

Commenting Division: Development Services, Right-Of-Way

Name of Review: Bob Kovacs

Email: rkovacs@adcogov.org

ROW1: Colorado Cleanup Corp. should secure an easement from the School District to access across its property.

ROW2: Proof of permission to make this use of part of the Vaughn property should be provided to the County. Possible proof might be 1) Copy of a lease, 2) an easement from the property owner, or 3) both.

ROW3: Even though the ditch company may not be able to grant an easement since it is not the property owner, it may be able to provide a letter indicating to the County that the crossing of the ditch meets its requirements for such crossings and that said crossing is acceptable to it.

Commenting Division: Development Services, Building Safety

Name of Review: Justin Blair

Email: jblair@adcogov.org

BSD1- Construction of buildings or other items may require a building permit from the Building Safety Division.

BSD2- Current adopted codes are the 2012 Editions of the International Building Codes, 2006 Energy Code, and the 2014 National Electrical Code.

Commenting Division: Development Services, Environmental Analyst

Name of Review: Jen Rutter

Email. jrutter@adcogov.org

ENV1. Recycling is considered a Heavy Industrial Use, and is therefore a Conditional Use on A-3 zoned property, such as the subject parcel.

ENV2. The northern part of the site plan is covered by the Natural Resource Conservation Overlay (NRCO), which aims to protect important wildlife areas and designated floodplains and their riparian areas, among other things. See Section 3-38 of the Adams County Development Standards and Regulations for more details.

ENV3. For compliance with the NRCO, if the land area disturbance is greater than one (1) acre, one must complete a Resources Review prior to development. According to the applicant's site plan, up to two acres of proposed development are in the NRCO.

ENV4. The surrounding land uses include outdoor storage (west), agricultural (north and east), residential (east), and a school to the south. There are no other heavy industrial uses in the area. Significant buffering from the lesser intense uses would be recommended.

ENV5. The Design and Operations Plan is adequate and the applicant will only be allowed to accept and recycle the materials outlined in such plan. No shingles are allowed on-site for storage or recycling.

Commenting Division: Parks and Open Space

Name of Review: Aaron Clark

Email. aclark@adcogov.org

POS1: The future Fulton Ditch Trail is planned to cross this property, along the maintenance road used for the ditch. Parks & Open Space requests a trail easement across the property in order to accommodate the future trail.



July 20, 2016

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

RE: Colorado Cleanup Corporation
Project No. RCU2016-00012
TCHD Case No. 3925

Dear Ms. Collins:

Thank you for the opportunity to review and comment on the Conditional Use Permit to operate a Recycling Facility in the A-3 zone district for Colorado Cleanup Corporation located at 12575 Tucson St. 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). This facility must meet the requirements of Section 8 of 6CCR 1007-2, Part 1. More information can be found at <https://www.colorado.gov/pacific/cdphe/recycling>.

TCHD recommends including closing procedures in the DOP to ensure that leftover materials are recycled, processed, or reclaimed and not sent to an inert fill upon closure.

Waste tires and conveyor belt rubber were observed on the site. These materials must be disposed of at a registered waste tire recycler or processor with a manifest for disposal.

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 facilities 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 regular pest control. If there is an infestation of rodents in the building proposed for demolition, the infestation should be eliminated prior to demolition to prevent the spread of rodents to neighboring properties. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

Above Ground Storage Tanks

Leaking storage tanks have the potential to contaminate the soil and groundwater around the tank. The fuel storage tanks and piping shall comply with the regulations of the Environmental Protection Agency (EPA) and the Oil Inspections Section of the Colorado Department of Labor and Employment's Division of Oil and Public Safety. Compliance with these regulations will reduce the likelihood of a tank or piping leak and release of fuel, and provide for detection if a leak occurs. The Oil Inspections Section (OIS) can be reached at (303) 318-8507 or (303) 318-8547, or information can be obtained from the web site <https://www.colorado.gov/ops>.

Although regulations reduce the possibility of a leak, some potential exists for fuel released from a leaking underground tank or piping to contaminate nearby wells. TCHD recommends that the applicant contact the Colorado Department of Natural Resources determine if there are any permitted wells within 500 feet of the facility location. This investigation should determine the location, depth and any other available information on those wells.

Water and Wastewater Provision

Contaminated water is a potential source of illness for event patrons and employees. Therefore, drinking water must be obtained from an approved source and provided in a manner that is protective of water quality.

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment.

The applicant has indicated that bottled water is provided for employees and that restrooms are provided in the neighboring building which is owned by the owner of the company. TCHD suggests that the company obtain a restroom affidavit. Since the property is served by an Onsite Wastewater Treatment System (OWTS), TCHD will have to ensure that the number of employees using the system will not exceed the capacity of the system.

Fulton Ditch and Bridge

The site is adjacent to the Fulton Ditch which is a season ditch used for irrigation. This ditch flows very deep at times. The DOP is pretty vague about preventing surface water from leaving the site. Section 3.0 of the DOP states that "silt fencing *may* be installed on the west side of the Fulton Ditch". To prevent surface water from flowing into the ditch and leaving the site, TCHD recommends that the silt fencing be installed and surface grading should be used to prevent drainage into/towards the ditch. A protection berm could also be constructed with the silt fencing. To prevent damage to the bridge and ditch, the load bearing capacity of the bridge should be specified in the DOP.

General Comments

Section 4.2 of the DOP discusses asphalt handling. The last sentence of paragraph seems to be an artifact from the concrete section as it says "contamination of the clean concrete surface..." Please change this sentence appropriately.

July 20, 2016

Page 3 of 3

Section 4.4 of the DOP regarding the crushing and screening operations indicates that the crusher that is used (Fintec 1107 Mobile Jaw Crusher) carries its own AQCP from CDPHE. The AQCP number of the crusher should be identified in the DOP.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'L Broten', with a stylized flourish at the end.

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

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



Brighton Fire Rescue District

500 S. 4th Ave, 3rd Floor • Brighton, Colorado 80601

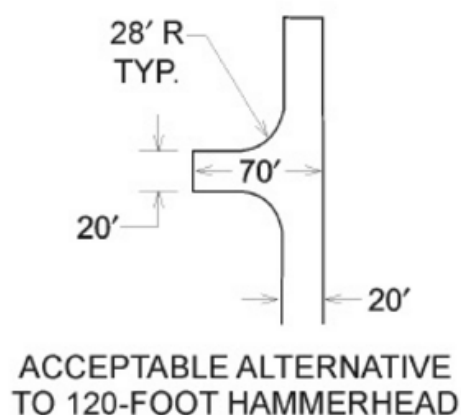
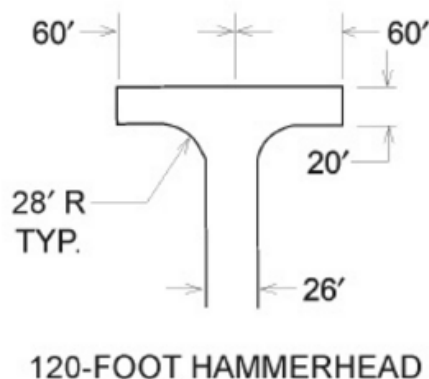
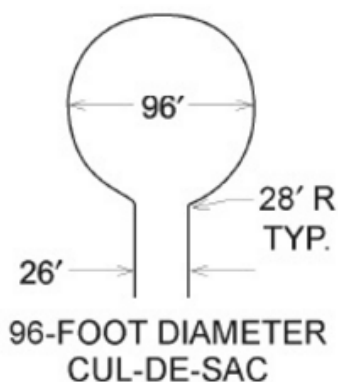
Telephone: (303) 659-4101 • Fax: (303) 659-4103 • Website: www.brightonfire.org.

Fire Apparatus Access Road Requirements

Any structure or facility constructed or moved into shall be provided with fire department access roads to within 150 feet of all portions of the first story of the building as measured by an approved route around the exterior of the building. If the public street does not provide this requirement than the driveway is considered a fire apparatus access road and shall be constructed to the following standards:

- Minimum 20 feet wide
- Designed and maintained to support the imposed loads of fire apparatus (e.g. 6 inches of Class 6 road base compacted, equivalent or better)
- All weather surface
- If the driveway exceeds 150 feet in length an approved area for turning around fire apparatus shall be provided. Please see examples below for approved turnarounds.

Please contact us with any questions! Thank you!



Emily Collins

From: Loeffler - CDOT, Steven [steven.loeffler@state.co.us]
Sent: Wednesday, May 25, 2016 6:44 AM
To: Emily Collins
Subject: RCU2016-000012, Colorado Cleanup Corporation

Emily,

I have reviewed the request for a CUP to operate a Recycling Facility on property located at 12575 Tucson Street and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



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



Emily Collins

From: Todd - CDPHE, Andrew [andrew.todd@state.co.us]
Sent: Monday, May 23, 2016 8:44 AM
To: Emily Collins
Subject: Fwd: RCU2016-00012 Colorado Cleanup Request for Comments

Hello Emily;
 No comments from CDPHE on RCU2016-00012 Colorado Cleanup

Please call if any questions or concerns.

Andy Todd

----- Forwarded message -----

From: **Kray - CDPHE, Wolfgang** <wolfgang.kray@state.co.us>
 Date: Mon, May 23, 2016 at 7:08 AM
 Subject: Re: RCU2016-00012 Colorado Cleanup Request for Comments
 To: "Todd - CDPHE, Andrew" <andrew.todd@state.co.us>

Thanks Andy,

I don't think we need to comment, the site is exempt from the recyclin regs due to recycling only aggregate materials. I'm impressed that they did a operations plan even though they are not required to do so under our regs.

On Fri, May 20, 2016 at 1:51 PM, Todd - CDPHE, Andrew <andrew.todd@state.co.us> wrote:

Hi Wolf

this came to me from Adams County.

Looks like a recycling facility that you've been in touch with (they include some correspondence from you in the Design and Operations Plan, which I assume you've seen).

Do "we" have any comments on this?

----- Forwarded message -----

From: **Emily Collins** <ECollins@adcogov.org>
 Date: Thu, May 19, 2016 at 4:28 PM
 Subject: RCU2016-00012 Colorado Cleanup Request for Comments
 To: "CSIMMONDS@MWRD.DST.CO.US" <CSIMMONDS@mwrld.dst.co.us>,
 "Donna.L.George@xcelenergy.com" <Donna.L.George@xcelenergy.com>, "kmonti@sd27j.org"
 <kmonti@sd27j.org>, "wmeans@brightonfire.org" <wmeans@brightonfire.org>,
 "brandyn.wiedrich@centurylink.com" <brandyn.wiedrich@centurylink.com>, "hprather@brightonco.gov"
 <hprather@brightonco.gov>, "eburke@brightonco.gov" <eburke@brightonco.gov>,
 "thomas_lowe@cable.comcast.com" <thomas_lowe@cable.comcast.com>, "jemashek@up.com"
 <jemashek@up.com>, "patrick.j.pfaltzgraff@state.co.us" <patrick.j.pfaltzgraff@state.co.us>,
 "bradley.sheehan@dot.state.co.us" <bradley.sheehan@dot.state.co.us>, "jim.dileo@state.co.us"
 <jim.dileo@state.co.us>, "joe.padia@state.co.us" <joe.padia@state.co.us>, "eliza.hunholz@state.co.us"
 <eliza.hunholz@state.co.us>, "caschow@up.com" <caschow@up.com>, "Andrew.Todd@state.co.us"


SCHOOL DISTRICT 27J
"Reaching Out In All Directions"
18551 East 160th Avenue
Brighton, CO 80601-3295
(303) 655-2900 FAX (303) 655-2870
Chris Fiedler, Ed.D., Superintendent

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Teresa R. Gallegos, Director
Rick Doucet, Director
Kyle Farmer, Director

Email to: Emily Collins
ECollins@adcogov.org

DATE: June 8, 2016

CASE NAME: Colorado Cleanup Corporation
CASE NUMBER: RCU2016-00012

Dear Emily,

Thank you for your request for comments regarding the case noted above. I have attached a letter written to Keith Nolf from the School District 27J Chief of Operations, Terry Lucero, on February 12, 2014. The letter outlines the significant terms (per the District Board of Education) of an agreement to grant an access easement for the road specified in the letter and located on School District 27J property.

Mr. Lucero informs Mr. Nolf in the letter that once the appropriate approvals have been granted by all respective jurisdictional entities School District 27J staff would work with Colorado Cleanup Corporation to develop specific language for the access agreement. Until that time, the District would not object to the use of the property according to the terms outlined in the letter.

SCHOOL DISTRICT PLANNING RECOMMENDATION:

School District 27J requests a permanent agreement between the District and Colorado Cleanup Corporation for the grant of easement across District property as specified in the attached letter dated February 12, 2014.

We appreciate your continuing cooperation and the opportunity to comment upon issues of interest to both the County and the School District. We look forward to receiving updated referrals on this case. Please let me know if you have questions about these comments.

Sincerely,

Kerrie Monti

Kerrie Monti
Planning

Attachments

February 12, 2014

Keith Nolf
Colorado Cleanup Corporation
16 Inverness Place East, Building D Suite 100
Englewood, CO 80112

Mr. Nolf,

At their regular meeting of August 27, 2013, the School District 27J Board of Education considered a request by Colorado Cleanup Corp. for an access easement across unused District property located just north of the intersection of 124th Avenue and Peoria Street in Brighton. The Board of Education authorized staff to negotiate and execute all required documents to grant this request.

Per direction of the Board of Education the significant terms of the agreement will include:

- The specific uses of the grant of easement, limiting the uses to access and egress across District property.
- The easement agreement will commence upon execution of the agreement and be for a period of five years.
- Either party will have the right to terminate the agreement subject to a six month written notice.
- The grantee will obtain and maintain a \$1,000,000 general liability policy.
- The grantee will indemnify and hold harmless the District from all liability related to the tenant's use of the property.
- The grantee will perform a once yearly repair and maintenance service on the recently installed recycled asphalt parking lot at Henderson Elementary and reasonably maintain the site including the management of all noxious weeds in lieu of payment.

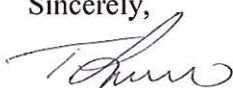
District staff will work with Colorado Cleanup Corp. to develop specific language for the access agreement once the appropriate approvals have been granted by all of the respective jurisdictional entities.

Until such time that these approvals have been attained and a specific access agreement with District has been negotiated and executed, the District will not object to the use of the property according to the terms outlined above.

The District reserves the right to withdraw this authorization at any time prior to the execution of a formal agreement.

Should you need additional information, please feel free to contact me.

Sincerely,



Terry Lucero
Chief Operating Officer



SCHOOL DISTRICT 27J
18551 East 160th Avenue
Brighton, CO 80601-3295
(303) 655-2900 FAX (303) 655-2870
Chris Fiedler, Ed.D., Superintendent

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Lloyd Worth, Director

February 22, 2018

Keith Nolf
Colorado Cleanup Corporation
16 Inverness Place East, Building D Suite 100
Englewood, CO 80112

Mr. Nolf:

School District 27J does not object to the current use of the Colorado Cleanup Corporation property provided their operation does not increase from its current volume.

Nor does the District object to the change in access from its current location to the proposed location through the industrial park located at 11905 E. 124th Avenue.

Regards,

Terry Lucero
Chief Operating Officer



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

June 9, 2016

City of Commerce City Community Development Department
7887 East 60th Avenue
Commerce City, CO 80022

Attn: Emily Collins

Re: Colorado Cleanup Corporation, Case # RCU2016-00012

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Colorado Cleanup Corporation** and has **no apparent conflict**.

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 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 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

Emily Collins

From: Marisa Dale [mdale@UnitedPower.com]
Sent: Friday, May 20, 2016 9:23 AM
To: Emily Collins
Subject: RE: RCU2016-00012 Colorado Cleanup Request for Comments
Attachments: Marisa Dale.vcf

Emily,

Thank you for giving United Power, Inc. the opportunity to review and comment on the RCU2016-00012 Colorado Cleanup Request.

United Power, Inc. has no objection to this request.

Thank you,
Marisa



From: Emily Collins [<mailto:ECollins@adcogov.org>]
Sent: Thursday, May 19, 2016 4:28 PM
To: 'CSIMMONDS@MWRD.DST.CO.US'; 'Donna.L.George@xcelenergy.com'; 'kmonti@sd27j.org'; 'wmeans@brightonfire.org'; 'brandyn.wiedrich@centurylink.com'; 'hprather@brightonco.gov'; 'eburke@brightonco.gov'; 'thomas_lowe@cable.comcast.com'; 'jemashek@up.com'; 'patrick.j.pfaltzgraff@state.co.us'; 'bradley.sheehan@dot.state.co.us'; 'jim.dileo@state.co.us'; 'joe.padia@state.co.us'; 'eliza.hunholz@state.co.us'; 'caschow@up.com'; 'Andrew.Todd@state.co.us'; Marisa Dale; Monica Hansen; Scott Miller; 'Land Use'; 'lbroten@tchd.org'
Cc: Justin Blair; Eric Guenther; Jen Rutter; Greg Labrie; Robert Kovacs; Aaron Clark; Christine Francescani; Amanda Overton; Michael Kaiser; 'snielson@adcogov.org'
Subject: RCU2016-00012 Colorado Cleanup Request for Comments

Hello:

Please see the Request for Comments on the above case. **Comments are due by 6/9/16.** Please call or email with questions.

Thanks,



Emily Collins

Planner II, *Community and Economic Development*
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, W2000A
Brighton, CO 80601

Emily Collins

From: Bradford, Jason [jbradford@brightonco.gov]
Sent: Thursday, October 26, 2017 3:21 PM
To: Emily Collins
Subject: RE: Colorado Cleanup Report

Ms. Collins,

Thank you for the opportunity to comment. Below, please find comments from the City of Brighton regarding this proposed land use application:

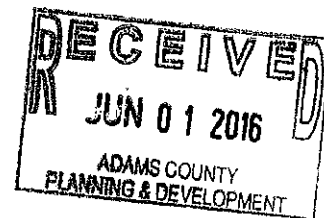
The City is concerned about diminishing the agricultural character of this property and the negative impacts that could result from the proposed use. The City of Brighton recommends placing the following restrictions on the operation of this land use:

1. The City of Brighton opposes any attempts to expand this land use east of the ditch. The City of Brighton's Comprehensive Plan shows the area east of the ditch as being appropriate for residential development. The heavy industrial nature of the proposed land use will diminish the agricultural character of the property and future residential development opportunities.
2. As this property is directly adjacent to residential and agricultural uses, the City requests that a landscaping buffer, a minimum of 30' wide, be installed along the property boundaries and along the ditch, with a large shade tree planted a minimum of every 40' and a minimum of 8 shrubs per tree be planted within the landscape buffer, in order to screen outdoor storage and the industrial nature of this use from the surrounding residential and agricultural properties. The plantings should be irrigated for a minimum of two years, in order to ensure the plantings are established, and any dead or diseased plantings be replaced.
3. The City also requests that access to and from this site be limited to the historic access roadway provided for in the Columbine Industrial Park subdivision. Access to this heavy industrial use should also be kept away from school property and private residential uses. The City opposes the use of the currently utilized unplatted and unimproved access route along the Henderson Elementary School property line. This access route is not only dangerous for children and school staff, but also for vehicular traffic along 124th Avenue. This access currently utilized access point does not line up with the Peoria intersection and creates a dangerous traffic situation at the intersection. Traffic standards require off-alignment intersections to be separated by no less than 150 feet. Any off-alignment access roads closer than 150 feet to the Peoria intersection, like the access currently being proposed, could create a dangerous traffic situation. Access to this property should be limited to the existing industrial access point already provided with the Columbine Industrial subdivision.
4. The City also requests that restrictions be placed on the hours of operation, noise, and vibration. Business hours, noise levels, and vibration levels should be limited in such a way as not to infringe upon the residential properties or the enjoyment of surrounding residential properties.
5. Finally, the City requests that outdoor storage be prohibited east of the ditch. The City requests that outdoor storage should be screened with landscaping, fencing or walls, land berms, and other strategies that block the view of the outdoor storage from public rights-of-way and surrounding properties. The allowed height of outdoor storage should be limited to no higher than the height of the screening.

Thank you, again, for the opportunity to comment on this proposed condition use application. The City of Brighton appreciates the cooperative relationship between Adams County and the City of Brighton and we thank the County Planning Commission and County Commissioners for their consideration of Brighton's recommendations.

Cordially,
 Jason Bradford, AICP
 Planning Manager
 Community Development
 City of Brighton
 500 South 4th Avenue

Dear E Collins my name is Raymond Davidson I live at 12375 ursula st. Henderson co. right on 10024 th street . I feel we do not need any more truck traffic on this road. When school is out it is backed to road 85 and to the school and to let trucks there would make it worse. When you crush reinforced concrete there is fiberglass in the concrete which could become air born and get in the lungs of people and school children no one knows how far it will go. It should be moved to a safer place. I am in favor of recycleing but not this close to public. Truck traffic is bad as it is now. Noise from jake brakes are loud and the air to let off pressure is loud too. Besides it would be hard on roads all that weight that croncrete has.

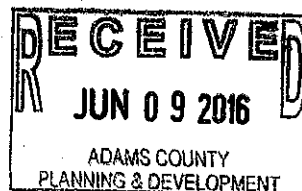


Hi Emily,

I couldn't help but notice that Mr. Nolf repeatedly boasts how his client has been in operation for 12 years. Operating illegally for 12 years is not something one should be proud of. I also wonder how the access road to that area came about. It seems that CCC does what they want without going through the proper procedure like the rest of us taxpayers and voters. That leads me to believe that if this goes through, we're saying, do whatever you want but if you get caught then you will have to get it approved. Wrong message in my opinion. Furthermore, that ditch that runs right next to this area which, if I'm not mistaken, supplies water to local farms for food. Do you want contaminated water going into the food you eat?

Thank you for your time,

Bob



Emily Collins

From: Mark Larson [pyro1est2@aol.com]
Sent: Wednesday, May 25, 2016 5:00 PM
To: Emily Collins
Cc: ksl82co@hotmail.com; pyro1est2@aol.com
Subject: RCU2016-00012

Attn: Case Manager Emily Collins
Subject: Request for Conditional Use Permit
My Address: 12341 Wheeling Court, Henderson, Co. 80640

Emily,

As discussed I am responding to your request for comments regarding case number RCU2016-00012. My wife and I are not in favor of this proposal. We have detailed our comments below.

1. The location is next to a school and residential areas. We are concerned about the added industrial truck traffic, noise and dust control of the proposed site.
2. We would assume traffic would be routed down 124th street. Is this street and the access to the site rated for the industrial truck traffic?
3. The map provided was not to a sufficient scale to determine the size and location of the site.
4. The document states a 20 day per year working schedule. How do we know they would hold to this schedule?
5. The document notes a sound pressure level of 107 Db at five feet with the closest industrial property line at 250 ft. They note a resultant Db of 59 decibels. When the distance is doubled, the Db level drops by 6 Db. So at 10 ft the Db level would be 101. If you keep doubling the distance I would expect a Db level of 71Db at 320 ft. I think their calculation is incorrect.
6. Industrial backup sounders have a Db rating of up to 112 Db. This would surely cause sound problems whenever a truck is backing up.
7. What would be the maximum height of the debris mountain? They noted 20 ft. How would this be regulated if they exceed 20 ft. How is the product elevated 20 ft without causing dust? Is the elevation of product a daily occurrence?
8. Concrete will contain conduit, PVC plastics, copper, reinforcement materials and other metals that are often times placed within a pour of concrete. The document does not address how these materials will be separated. In addition, waste garbage is often placed at the bottom of the truck with cement on the top. How is each truck inspected for waste garbage?
9. Devaluation of property values will occur if this waste facility is allowed. This would impact our tax values in our area.
10. Our sub-division, Buffalo Estates, should be included in it's entirety when there is a notice of public hearing as our entire sub-division would be effected.

Thank you for your review of our concerns.

Mark Larson, SET
Karolynn S. Larson

Emily Collins

From: Mark Larson [pyro1est2@aol.com]
Sent: Thursday, May 26, 2016 4:28 PM
To: Emily Collins
Subject: Re: RCU2016-00012

Emily,
Some additional thoughts....

1. Rodent Control, not addressed
2. Qualifications of the QC Manager and Health and Safety Manager, not noted
3. Asbestos Training, testing. Appendix A notes there will be some waste materials. They noted lumber and I would imagine drywall and other debris. Drywall finishing compound has been know to contain asbestos. How would they test for asbestos if drywall is found on the shipment?
4. How would the byproducts of asphalt, petroleum based products, keep from being leached into the soil?
5. Has a hazard assessment been written? Has Adams County approved this assessment report? Can the assessment be viewed by the public?
6. How will the air be monitored? There is a concern of silica during the crushing process of concrete. Silicosis can occur without proper monitoring of the site, and site perimeter.

Thank you, Mark Larson, SET

-----Original Message-----

From: Emily Collins <ECollins@adcogov.org>
To: 'Mark Larson' <pyro1est2@aol.com>
Sent: Thu, May 26, 2016 9:17 am
Subject: RE: RCU2016-00012

Mark,

Thank you for your comments. Here is the design and operations plan as well. Please let me know if you have any additional comments on the case.

From: Mark Larson [<mailto:pyro1est2@aol.com>]
Sent: Wednesday, May 25, 2016 5:00 PM
To: Emily Collins
Cc: ksl82co@hotmail.com; pyro1est2@aol.com
Subject: RCU2016-00012

Attn: Case Manager Emily Collins
Subject: Request for Conditional Use Permit
My Address: 12341 Wheeling Court, Henderson, Co. 80640

Emily,

As discussed I am responding to your request for comments regarding case number RCU2016-00012. My wife and I are not in favor of this proposal. We have detailed our comments below.

1. The location is next to a school and residential areas. We are concerned about the added industrial truck traffic, noise and dust control of the proposed site.
2. We would assume traffic would be routed down 124th street. Is this street and the access to the site rated for the industrial truck traffic?
3. The map provided was not to a sufficient scale to determine the size and location of the site.
4. The document states a 20 day per year working schedule. How do we know they would hold to this schedule?

5. The document notes a sound pressure level of 107 Db at five feet with the closest industrial property line at 250 ft. They note a resultant Db of 59 decibels. When the distance is doubled, the Db level drops by 6 Db. So at 10 ft the Db level would be 101. If you keep doubling the distance I would expect a Db level of 71Db at 320 ft. I think their calculation is incorrect.
6. Industrial backup sounders have a Db rating of up to 112 Db. This would surely cause sound problems whenever a truck is backing up.
7. What would be the maximum height of the debris mountain? They noted 20 ft. How would this be regulated if they exceed 20 ft. How is the product elevated 20 ft without causing dust? Is the elevation of product a daily occurrence?
8. Concrete will contain conduit, PVC plastics, copper, reinforcement materials and other metals that are often times placed within a pour of concrete. The document does not address how these materials will be separated. In addition, waste garbage is often placed at the bottom of the truck with cement on the top. How is each truck inspected for waste garbage?
9. Devaluation of property values will occur if this waste facility is allowed. This would impact our tax values in our area.
10. Our sub-division, Buffalo Estates, should be included in it's entirety when there is a notice of public hearing as our entire sub-division would be effected.

Thank you for your review of our concerns.

Mark Larson, SET
Karolynn S. Larson

Emily Collins

From: Mike Moravec [mwmabc@icloud.com]
Sent: Wednesday, June 08, 2016 12:19 PM
To: Emily Collins
Subject: Colorado Cleanup Corp. Case# RCU2016-00012

Emily,

Regarding the permit request from Colorado Cleanup Corp. Case #RCU2016-00012
This video from You Tube (<https://youtu.be/SceDIiej6g>) provides a perfect example of what Colorado Cleanup Corp. is requesting a permit for. As you can see, the demonstration video is not in a residential neighborhood for obvious reasons. Included in the video is a pile of concrete less than twenty feet tall. Although there will be an attempt at dust control, it is not sufficient to control the dust created from dump trucks emptying there load. It does not control the dust from the excavator piling and moving concrete to the crusher. Predominant wind patterns would deliver airborne cement dust and chemical additives into the neighborhood and Henderson grade school. Fly Ash is used in the production of concrete. It contains heavy metals. The lungs of young children and the elderly as well as asthma sufferers are most at risk for lung disease. Allowing this crusher in this neighborhood by those of you entrusted to protect us all should be considered a crime. Although I believe Colorado Cleanup Corp. would do their best to suppress the dust and noise, it would be insufficient, a health risk, of little value to our county, and a blow to our barely recovered property values. Would you allow this in your neighborhood? Imagine your neighborhood with dump trucks hauling loads of concrete nearly twice a month past the front door of your grade school. Please, Deny it.

Mike Moravec
mwmabc@icloud.com

Emily Collins

From: Leonard Dietz [lvdiet57@gmail.com]
Sent: Wednesday, June 08, 2016 3:32 PM
To: Emily Collins
Subject: RCU2016-00012

Comments

Don't rule out noise fence for residential area, if needed.
If 20 day limit is increased go back to residents for input.
Need to place a stop sign for exiting trucks from the site, and enforce it.
The additional 3 or 4 trucks and hour is more than exit now, most trucks enter 124th west of Peoria.
Need to make the sure the road is cleaned for spillage, and kept cleaner than Brighton Rd, north of 120th Ave., by the pit. The Brighton Rd. area gets dirty and dusty a lot of times.
Piles 20 feet high may be too high for neighbors to look at all the time.

Thank You, Leonard Sent from my iPad

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

Request for Comments

Case Name:	Colorado Cleanup Corporation
Case Number:	RCU2016-00012

May 19, 2016

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

Request a Conditional Use Permit to operate a Recycling Facility in the A-3 zone district pursuant to Section 3-10-04-05.

This request is located at 12575 TUCSON ST

The Assessor's Parcel Number is 0157136200002

Applicant Information: Colorado Cleanup Corporation

KEITH NOLF
16 INVERNESS PLACE EAST
BUILDING D, SUITE 100
ENGLEWOOD, CO 80112

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 06/09/2016 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to ECollins@adcogov.org.

5/31/16

TO WHOM IT MAY CONCERN,

WE HAVE LIVED IN THE NEIGHBORHOOD FOR OVER 25 YEARS. WE USED TO BE ABLE TO WALK, AND BIKE WITHOUT WORRYING ABOUT ALL THE TRAFFIC, AND NOISE. WHAT WE DO NOT NEED, IS A BUSINESS IN OUR NEIGHBORHOOD, TO LESSEN OUR QUALITY OF LIFE EVEN MORE!

SINCERELY,
JILL KENDO

Charley Krizmanich
11920 E 124th Avenue
Henderson, CO 80640

June 1, 2016

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

Regarding Case Name: Colorado Cleanup Corporation (CCC)
Case Number RCU2016-00012

Attention: ECollins@adcogov.org

In response to the request for comments regarding the above mentioned case, we would like to address several items including, but not limited to Noise, Dust, Hours of Operation, Additional Traffic and Lower Property Values for the entire neighborhood.

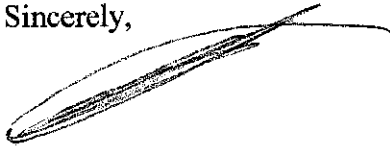
When Colorado Cleanup Corporation (CCC) began it's operation 12 years ago (as stated in letter requesting comments), the trucking business was small and not considered a problem even though it's location is directly North of a residential neighborhood that was built in 1965. The business has seen tremendous growth since that time and has become an irritant to several of the neighbors due to noise, increased traffic and hours of operation beginning around 5 AM on many occasions. If it snows the night before a work day the drivers bang their dump trailers to remove the snow, which abruptly awakens many of the neighbors. The company also use to have very large parking lot lights facing the neighbors across the street, which has since been tilted to avoid the residences. There has never been a light from the Henderson Storage Facility that was directed at the residences as the letter stated.

The neighborhood use to be a farming community and the property where CCC is located use to be a pickle factory. It was once a quiet country setting that has now turned into a noisy and very busy access area that has Westbound traffic on 124th Avenue backed up from Highway 85 to East of Henderson Elementary during late afternoons Monday through Friday. There are several other Industrial businesses located in this area on the North side of 124th Avenue and the only other one that creates similar problems with noise and semi-truck traffic is a fenced parking lot adjacent on the West side of CCC. This property use to be part of the CCC lot, but is now a separate entity. We do not have an issue with Industrial properties, but the noise and additional traffic can be overwhelming at times, especially at 5 AM when we are all still trying to sleep. If we could have foreseen the problems we are facing today, then we would have opposed the approval of Colorado Cleanup Corporation 12 years ago.

The proposed Conditional Use Permit for CCC to operate a Recycling Facility will most likely present more of the same problems along with a few new ones. Not only will we have increased noise, dust, traffic and abnormal work hours, we will all suffer the consequences of lower property values, which is not acceptable or fair to any of the residential properties. Home values in this area have been increasing, but have still not reached the former levels seen in 2008. Allowing the operation of a Recycling Facility in this neighborhood would be very costly for all of the homeowners. A better solution would be to open the Recycling Facility in an area zoned for Heavy Industrial.

Thank you for allowing us the opportunity to address our concerns regarding this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Charley Krizmanich". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Charley Krizmanich

Emily Collins

From: Frank Schwertfeger [Frank@acstrailers.com]
Sent: Thursday, June 09, 2016 4:06 PM
To: Emily Collins
Subject: Keith Nolf request for conditional use permit located at 12575 Tucson St

June 9, 2016

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

Subject: Request for conditional use permit located at 12575 Tucson St.

Comments From: Frank Schwertfeger
 12244 Wheeling Ct
 Henderson, CO 80640
 Phone: 303-478-6522

As a residential home owner and property owner in the area of this request, I want those officials involved to know I am totally opposed to this request being approved. I also own property at 7505 Dahlia St. which is some distance from an asphalt and concrete recycling facility near 7901-7985 Brighton Road, Commerce City, CO. There is a definite dust problem at the 7505 Dahlia location which is a direct result of the recycling being conducted at the Brighton Road facility. If you will take the time to observe the activity at the 78th St facility you will find the following.

1. Many mornings, Brighton Road from 77th to the facility has a line of trucks waiting to deliver product for crushing or waiting to pick up finished product.
2. Several times a day there is a water truck washing Brighton Rd from 77th to the entrance of the crushing facility in order to control dusty conditions.
3. The tarps that are used on end dump trailers are of the open sided and open end type that do not control dust while in transit.
4. Do to the location of the crushing facility on Brighton Rd, over weight loads are nearly impossible to control leading to road damage.
5. The height of the product storied at the facility is much higher than 20'.

Here is what I see in the future if a facility for crushing asphalt and concrete is approved at 12575 Tucson St

1. Traffic congestion from highway 85 east on 124th, which will be compounded because of train tracks and train traffic less than 300' east of highway 85.
2. Traffic congestion west bound on 124th to highway 85, especially at the hour of high traffic from the school and workers from the Adams County offices.
3. Truck traffic during the hours that school buses are bringing children to school and when taking them home.
4. Trucks will also create a traffic problem at 124th and Sable at certain times as this could be a preferred route by the drivers.

Other items of concern

1. Dust on the school yard and in the artificial turf on the playground being inhaled by children and the teaching staff.
2. Silicosis, a lung disease caused from breathing in tiny bits of silica. Silica being a mineral that is part of sand, rock and mineral ores. Crushed sand in crushed concrete and asphalt.
3. Silicosis risk for residents anywhere the dust may be, including on the roadways to and from the location.
4. Noise from truck traffic will be much greater than noise from passenger autos and pickup trucks.
5. Additional danger to children that walk to and from the school.

It is my opinion that there is absolutely now good reason to expose the school children or the local residents to the addition health or accident risk if there is a conditional use permit for a recycling plant of asphalt and concrete approved in or near the area of request at 12575 Tucson St. If this permit is approved, it may bring cause to devalue existing residential values in the area bordering on or near 124th. I will also assure you, there will be additional road maintenance cost with the addition of heavy truck traffic.

As a concerned resident, I am asking the county not to approve the Conditional Use Permit to operate a Recycling Facility at or near 12575 Tucson St. I am asking the county to protect our children and our residents.

Regards,

Frank Schwertfeger

12244 Wheeling Ct

Henderson, CO 80640

303-478-6522

Emily Collins

From: k.davey [k.m.davey@skybeam.com]
Sent: Friday, June 10, 2016 7:00 AM
To: Emily Collins
Subject: 12575 Tucson St - Recycling Facility

Please accept my comments concerning the continuance of a conditional use permit to operate a recycling facility in the A-3 zone for Colorado Cleanup Corp.

I am not in favor of having an industrial operation in our agricultural community. For the health of our children and livestock this business would be better served by moving to an area located outside of our schools, homes and farming communities.

Thank you
Kathleen Davey
13205 E. 124th Ave
Brighton CO 80601

To: Adams County Economic Development

Exhibit 5.10

Re: Colorado Cleanup Corp

Case # RCU2016-00012

Assessor's Parcel # 0157136200002

Request: Recycling Facility

Upon reviewing the documents sent to us via US Postal Service, we have concerns of the addition of:

Colorado Cleanup Recycling Facility

We have lived in the Tucson Estates for over 20 years and have seen many changes in this area throughout time: E-470, Colorado Cleanup origins, Prairie View Middle & High Schools, all the while only using 124th Ave and 120th Ave streets in this area as access.

Our neighborhood would be greatly affected by noise of this facility and there is one street excessively used for business - Vaughn Concrete on Tucson Street

Additionally, we have a concern of the dust this facility would generate with our ~~Health~~ health conditions - acute asthma and COPD. We were harshly warned by our physicians to stay away from dust debris - the exact agitators the CCC facility would generate.

In summary, we oppose the CCC facility to be built in the Tucson Estates of 12575 Tucson St Henderson, CO

1) Road access of Tucson Street is already over-used by semi truck trailers used by existing business

2) Health issues the facility would exacerbate medical conditions

3) Dust, debris as pollutants and particles on vehicles and in homes.

Document states, "we will generate 1 truck every 15-20 minutes." This is heavy traffic on a "one road only" access!

Emily Collins

From:
Sent: Monday, June 13, 2016 1:50 PM
To: Emily Collins
Subject: Case Name: Colorado Cleanup Corporation

I find it very interesting that CCC was denied their conditional use permit recently and now they re-apply using Vaughn's address instead of theirs. Our home backs to the property and although I try to be a good neighbor, their stating there are no issues is not correct. They regularly are operating prior to 6:00 am and on weekends. I am awakened by the sound of the tailgates slamming on their trucks and or the reverse beeping on the loaders. Because I don't call law enforcement, who are powerless to do anything about the problem doesn't mean there is no problem. Allowing them to grow the area and become increasingly industrial has an immediate impact on my property values as well as our families quality of life.

The way I see the included map and proposal, they would have the ability to grow this operation exponentially. If the proposal is only for the portion they are currently using, that has already been denied. This is an unacceptable proposal. Their initial proposal was denied and so now they are looking for a way to circumvent the rules. A-3 zoning is just that agriculture, not industrial.

Please do not include my name or email address in any reports.

**Johnie Vaughn
12650 Tucson St
Henderson, CO 80640
303-659-3747**

Emily Collins, Case Manager
Adams County
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204

Case Name: Colorado Cleanup Corporation
Case Number: RCU2016-00012

June 7, 2016

Dear Ms. Collins,

My wife and I have lived at our location in Adams County since 1962.
Colorado Cleanup has been a good addition to the community. Their place is always
well-kept and looks very nice. They employ lots of people.

They helped the school get an additional parking lot in place to help make things safer for everyone.
They are responsible neighbors and deserve Adams County's support.

Sincerely,



Johnie Vaughn

12650 Tucson Street
Henderson, CO 80640
303-659-3747

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

Request for Comments

Case Name:	Colorado Cleanup Corporation
Case Number:	RCU2016-00012

May 19, 2016

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

Request a Conditional Use Permit to operate a Recycling Facility in the A-3 zone district pursuant to Section 3-10-04-05.

This request is located at 12575 TUCSON ST

The Assessor's Parcel Number is 0157136200002

Applicant Information: Colorado Cleanup Corporation

KEITH NOLF
16 INVERNESS PLACE EAST
BUILDING D, SUITE 100
ENGLEWOOD, CO 80112

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 06/09/2016 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to ECollins@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Emily Collins
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Jan Pawlowski
DISTRICT 5

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

Revised Request for Comments/ Public Hearing Notification

Case Name:	Colorado Cleanup Recycling Facility
Case Number:	PRC2017-00006
Planning Commission Hearing Date:	10/26/2017 at 6:00 p.m.
Board of County Commissioners Hearing Date:	11/14/2017 at 9:30 a.m.

September 29, 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) **A Conditional Use Permit to operate a Recycling Facility in the A-3 zone district;**
- 2) **Overheight stacking to allow material up to 20 feet in height.**

This request is located at **12575 TUCSON ST**

The Assessor's Parcel Number is **0157136200002**

Applicant Information: **COLORADO CLEANUP CORPORATION (KEITH NOLF)**
16 INVERNESS PLACE EAST, BUILDING D, SUITE 100
ENGLEWOOD, CO 80112

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

Thank you for your review of this case.

Emily Collins

Emily Collins, AICP
Case Manager

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

To:Bobi Lopez
Dept:Brighton Standard Blade/Commerce City Sentinel Express
Email:blopez@metrowestnewspapers.com
Fax:303-637-7955
From:CHRISS
Date: September 29, 2017

NOTICE OF PUBLIC HEARING FOR LANDUSE

NOTICE IS HEREBY GIVEN, that an application has been filed by , KEITH NOLF, Case #PRC2017-00006, requesting: 1) A Conditional Use Permit to operate a Recycling Facility in the A-3 zone district pursuant to Section 3-10-04-05; 2) Overheight stacking to allow material up to 20 feet in height. on the following property:

LEGAL DESCRIPTION:

(The above legal description was provided by the applicant and Adams County is not responsible for any errors and omissions that may be contained herein and assumes no liability associated with the use or misuse of this legal description.)

APPROXIMATE LOCATION: 12575 TUCSON ST

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the 10/26/2017, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the 11/14/2017, at the hour of 9:30 a.m., to consider the above request where and when any person may appear and be heard.

For further information regarding this case, please contact COLLIE at the Department of Community and Economic Development, 4430 S. Adams County Pkwy, Brighton, CO 80601, 720.523.6800. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS
KAREN LONG, CLERK OF THE BOARD

TO BE PUBLISHED IN THE (space to add date) ISSUE OF THE Brighton Standard Blade/Commerce City Sentinel Express

Please reply to this message by email to confirm receipt or call CHRISS at 720.523.6800.

CERTIFICATE OF POSTING



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

12575 Tucson St.

on October 13, 2017

in accordance with the requirements of the Adams County Zoning Regulations

Emily Collins

Emily Collins

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

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

BRIGHTON FIRE DISTRICT
Attn: WHITNEY EVEN
500 South 4th Avenue
3rd Floor
BRIGHTON CO 80601

COLORADO DIVISION OF WILDLIFE
Attn: JOSEPH PADIA
6060 BROADWAY
DENVER CO 80216

BRIGHTON SCHOOL DISTRICT 27J
Attn: Kerrie Monti
18551 E. 160TH AVE.
BRIGHTON CO 80601

COLORADO DIVISION OF WILDLIFE
Attn: Eliza Hunholz
Northeast Regional Engineer
6060 BROADWAY
DENVER CO 80216-1000

CDPHE - AIR QUALITY
Attn: Richard Coffin
4300 CHERRY CREEK DRIVE SOUTH
DENVER CO 80246-1530

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

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

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

CDPHE SOLID WASTE UNIT
Attn: Andy Todd
4300 CHERRY CREEK DR SOUTH
HMWMD-CP-B2
DENVER CO 80246-1530

Engineering Department - ROW
Attn: Transportation Department
PWE - ROW

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

Engineering Division
Attn: Transportation Department
PWE

CITY OF BRIGHTON - Planning
Attn: Jason Bradford
500 S 4th Ave
BRIGHTON CO 80601

ENVIRONMENTAL ANALYST
Attn: Jen Rutter
PLN

CITY OF BRIGHTON - WATER & SANATATION DEPT.
Attn: ED BURKE
500 S. 4th Ave, 4th Floor
BRIGHTON CO 80601

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

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

NS - Code Compliance
Attn: Augusta Allen

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

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

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

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

UNION PACIFIC RAILROAD
Attn: CHERYL SCHOW
PO BOX 398
PAXTON NE 69155

UNION PACIFIC RAILROAD
Attn: Jason Mashek
1400 DOUGLAS ST STOP 1690
OMAHA NE 68179

United Power, Inc
Attn: Marisa Dale
PO Box 929
500 Cooperative Way
Brighton CO 80601

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

11485 E 124TH LLC
C/O WARREN J COLLIER
14900 AKRON ST
BRIGHTON CO 80602-5646

BARRINGER CHERIE AND
BAILEY SHIRLEY F
12280 OAKLAND STREET
HENDERSON CO 80640

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

BERG DAVID F
12367 LEVI CIR
HENDERSON CO 80640-9417

ADAMS CROSSING LLC
C/O WOODBURY CORPORATION
2733 E PARLEYS WAY SUITE 300
SALT LAKE CITY UT 84109

BISELL DAVE R AND
BISELL JODI M
12543 SALEM ST
HENDERSON CO 80640-9400

AGFINITY INC
260 FACTORY RD
EATON CO 80615-3481

BLEA DENNIS AND DARLINE S
12270 URSULA ST
HENDERSON CO 80640

ANDREWS RUSSELL W
11983 E 124TH AVE
HENDERSON CO 80640-9609

BONO JOSEPH V JR AND
BONO REBA L
12524 TROY CT
HENDERSON CO 80640-9401

ASHFORD JERRY A
12421 RACINE ST
HENDERSON CO 80640-9419

BRIGHTON STEPHEN D AND BRIGITTE
12361 WHEELING COURT
HENDERSON CO 80640

ASTI VINCENT J AND JACKIE L
12461 RACINE ST
HENDERSON CO 80640-9402

BRITTO VICTORIA A
12465 SALEM CT
HENDERSON CO 80640-9400

BARBA JONATHAN W AND
BARBA SARAH
12540 RACINE ST
HENDERSON CO 80640-9422

BROMLEY DISTRICT WATER PROVIDERS LLC
C/O BROMLEY COMPANIES LLC
8301 E PRENTICE AVE STE 100
GREENWOOD VILLAGE CO 80111-2904

BARE STEVEN C AND
BARE KELLY A
12523 SALEM ST
HENDERSON CO 80640-9420

CITY OF BRIGHTON
500 S 4TH AVE
BRIGHTON CO 80601-3165

BARR ANDREW C AND
BARR TERRI L
12525 TROY ST
HENDERSON CO 80640-9442

CLAYTON EARL W AND
CLAYTON JUDITH A
12370 URSULA ST
HENDERSON CO 80640-9431

COHILL ELIZABETH AND
SAGER ROBERT HARRY
12480 E 124TH
HENDERSON CO 80640-9412

DIETZ LEONARD P JR
12321 WHEELING CT
HENDERSON CO 80640

COVERSTON RICHARD E AND
COVERSTON PHYLLIS G
12522 SALEM ST
HENDERSON CO 80640-9400

DIORIO KELLY AND
DIORIO JAMES J
12397 OAKLAND STREET
HENDERSON CO 80640

CRANE DARRELL JOSEPH AND
CRANE RUTH ANN
12423 SALEM ST
HENDERSON CO 80640

DODSON LISA A
12475 SALEM ST
HENDERSON CO 80640

DAVEY MICHAEL A SR AND
DAVEY KATHLEEN M
13205 E 124TH AVE
BRIGHTON CO 80601-7116

DURAN JONI LYNN
12240 PEORIA ST
HENDERSON CO 80640-9639

DAVIDSON RAYMOND AND
DAVIDSON BRIGID
12375 URSULA ST
HENDERSON CO 80640

DURLAND BONNIE M AND
VAN VEGHTEN DANIELLE
12422 SALEM CT
HENDERSON CO 80640-9400

DE CRESCENTIS LOUIS J
13200 TUCSON ST
BRIGHTON CO 80601-7201

EBERHARD CARL W AND
EBERHARD DONNA K
12585 TROY ST
HENDERSON CO 80640-9401

DECRESCENTIS LOUIS J 1/2 INT AND
DECRESCENTIS RAYMOND L 1/2 INT
13200 TUCSON ST
BRIGHTON CO 80601-7201

EGAN DON A AND
EGAN LISA K
12561 RACINE ST
HENDERSON CO 80640-9402

DELOCKROY HARVEY AND
DELOCKROY CAROL W
12330 URSULA ST
HENDERSON CO 80640

ELMS ERIC M
12575 TROY ST
HENDERSON CO 80640

DIETZ CAROL W 1/2 INT AND
DIETZ LEONARD P JR 1/2 INT
12271 PEORIA ST
HENDERSON CO 80640-9638

FAGAN SHIRLEY LEE
11500 E 124TH AVE
BRIGHTON CO 80601-7114

DIETZ JUDY
12291 PEORIA ST
HENDERSON CO 80640

FARNER THOMAS A
12311 PEORIA ST
HENDERSON CO 80640-9650

FINLEY TONY AND
FINLEY KATHLEEN ANN
12460 RACINE ST
HENDERSON CO 80640

HUIRAS FRANCIS J AND TRACY
13225 E 124TH AVE
BRIGHTON CO 80601

FORD LARRY L AND
FORD DARLENE L
12388 LEVI CR
HENDERSON CO 80640-9418

IRSIK CHARLES L AND
IRSIK CHARLENE L
12564 TROY CT
HENDERSON CO 80640-9401

GARCIA GILBERTO AND
MEDINA BEATRIZ
12360 E 124TH AVE
HENDERSON CO 80640-9414

JUHL RICHARD R AND
JUHL VICTORIA JEAN
12290 LEVI CIR
HENDERSON CO 80640-9418

GARNICA RAUL E AND
GARNICA NORMA A
12297 LEVI CIR
HENDERSON CO 80640-9417

K AND M SHANNON LLC
PO BOX 843
BRIGHTON CO 80601

GAUTHIER JOSEPH ANTHONY
12472 TROY ST
HENDERSON CO 80640-9407

KAGOHARA BOB
12480 RACINE CT
HENDERSON CO 80640-9402

GODWIN JAMES A AND
GODWIN CONNIE S
PO BOX 422
HENDERSON CO 80640-0422

KAY LARRY C
12230 LEVI CIR
HENDERSON CO 80640-9418

GRANDLIENARD DAVID H AND
GRANDLIENARD PHYLLIS M
12563 SALEM CT
HENDERSON CO 80640-9400

KELCH TERRY L AND
KELCH JENA L
12562 SALEM CT
HENDERSON CO 80640-9400

GUADAGNOLI JOHN F AND
GUADAGNOLI BRENDA M
12412 TROY CT
HENDERSON CO 80640-9401

KENDRICK THOMAS E AND
VENDEGNA ANGELA M
12190 OAKLAND ST
HENDERSON CO 80640-9631

HAMPEL SCOTT L AND
HAMPEL SHELLY M
12425 TROY ST
HENDERSON CO 80640

KRIZMANICH CHARLES W
11920 E 124TH AVE
HENDERSON CO 80640

HANSEN PETER O AND
HANSEN KELLI L
13372 E 124TH AVE
BRIGHTON CO 80601

L AND R LEASING LLC
13200 TUCSON ST
BRIGHTON CO 80601-7201

LANE JOSEPH W AND
LANE TERESA J
12544 TROY ST
HENDERSON CO 80640-9401

MC DOWELL DONNA K AND
KUDO JOJI
12482 SALEM CT
HENDERSON CO 80640-9400

LADES-KARAGEORGIS GEORGE ET AL
2582 WYNTERBROOK DR
HIGHLANDS RANCH CO 80126-4519

MC GUIRK MARK D SR AND
MC GUIRK VICKI L
12381 WHEELING CT
HENDERSON CO 80640

LARSON MARK A AND KAROLYNN S
12341 WHEELING CT
HENDERSON CO 80640

MILO NICHOLAS J
12365 OAKLAND ST
HENDERSON CO 80640-9633

LEEKA JOSEPH
12540 TUCSON ST
HENDERSON CO 80640-9448

MIRANDA JUAN
8418 ZEPHYR ST
ARVADA CO 80005-2542

LOKATOS RAYMOND J AND
LOKATOS DEBORAH S
12521 RACINE ST
HENDERSON CO 80640-9402

MONTOYA ROY ANTHONY
12200 OAKLAND STREET
HENDERSON CO 80640

LORENTZ JON O AND
LORENTZ DONNA R
5460 E 117TH AVE
THORNTON CO 80233

MORAN MARC A AND ALTHEA M
12345 LEVI CIR
HENDERSON CO 80640

MARTIN MICHAEL E AND
MARTIN JEANINE K
12542 SALEM CT
HENDERSON CO 80640-9400

MORAVEC MICHAEL W
12335 URSULA ST
HENDERSON CO

MARTINEZ DEBBIE
12230 URSULA STREET
HENDERSON CO 80640

MOYA SALOMON J AND
MOYA CAROLYN
12349 LEVI CIR
HENDERSON CO 80640-9417

MAYBEE GEORGE K AND SHARON E
12369 LEVI CIR
HENDERSON CO 80640-9417

NELSON CONSTANCE H
11810 E 124TH AVE
HENDERSON CO 80640-9612

MC CARTNEY HERBERT R AND
MC CARTNEY SHIRLEY A
11980 E 124TH AVE
HENDERSON CO 80640-9801

NELSON RONALD G
12460 TUCSON ST
HENDERSON CO 80640

NEWTON DONALD W AND
NEWTON JULIANNE K
12340 LEVI CIR
HENDERSON CO 80640-9418

RODRIGUEZ JORGE A AND
GONZALEZ CECILIA JARA
12890 E 124TH AVE
HENDERSON CO 80640-9403

ODEN PAULA S
12061 E 120TH AVE
BRIGHTON CO 80601-7139

ROLL ERIC S AND
ROLL VANESSA
12485 TROY CT
HENDERSON CO 80640-9401

OKADA FARMS INC
12670 E 132ND AVE
BRIGHTON CO 80601-7111

SANCHEZ MATTHEW D AND LISABETH C
C/O MARKET PLACE REALTY
90 WEST 84TH AVE
DENVER CO 80260-4808

ORCHARD CHURCH THE
10422 HEINZ WAY UNIT A
HENDERSON CO 80640-8475

SCHEERE MELISSA
11900 E 124TH AVE
HENDERSON CO 80640-9610

PARTNERSHIP 15 LLC
700 BILLINGS STREET UNIT L
AURORA CO 80011

SCHOOL DISTRICT NO.27J
18551 E 160TH AVENUE
BRIGHTON CO 80601

POMPONIO RONALD G AND
POMPONIO SHARON L
12442 TROY CT
HENDERSON CO 80640-9401

SCOTT GERALD L AND
SCOTT ARLENE F
12420 RACINE ST
HENDERSON CO 80640

PRIOLA KEVIN G AND
PRIOLA MICHELLE R
12255 URSULA ST
HENDERSON CO 80640

SCOTT MICHAEL L
12180 OAKLAND ST
HENDERSON CO 80640

RAMIREZ SAUL
12360 OAKLAND ST
HENDERSON CO 80640-9634

SHANNON KENNETH AND MARGARET
REAL ESTATE LLC
PO BOX 843
BRIGHTON CO 80601

REICHARDT CARL E AND
REICHARDT THERESE M
12340 OAKLAND ST
HENDERSON CO 80640-9634

SHEETS GREGORY C AND
SHEETS CYNTHIA B
12440 TUCSON ST
HENDERSON CO 80640-9445

REMKE ALAN W AND CONNIE L
12295 URSULA STREET
HENDERSON CO 80640

SHELTON DON R AND
SHELTON KAREN A
12481 RACINE ST
HENDERSON CO 80640-9419

SHIPPY RONALD
12301 PEORIA ST
HENDERSON CO 80640-9650

VALERIANO NOE
12890 TUCSON ST
BRIGHTON CO 80601-7105

SHIRABA LLC
12331 PEORIA ST
HENDERSON CO 80640-9650

VAUGHN JOHNIE
12650 TUCSON ST
HENDERSON CO 80640

SILVER PEAKS METROPOLITAN DISTRICT NO 1
5460 S QUEBEC STREET
GREENWOOD VILLAGE CO 80111

VAUGHN JOHNIE H AND
VAUGHN PATRICIA J
12650 TUCSON ST
HENDERSON CO 80640-9443

SMITH CHARLES E
12520 RACINE ST
HENDERSON CO 80640

VAUGHN JOHNIE W AND
VAUGHN PATRICIA J
12650 TUCSON ST
HENDERSON CO 80640-9443

STEVENS CATHERINE A AND
VALERIANO BERLINDA M
12890 TUCSON ST
BRIGHTON CO 80601-7105

VAUGHN MICHAEL
12575 TUCSON ST
HENDERSON CO 80640-9447

STEWART ROBERT P AND
STEWART MICHELLE O
12565 TROY CT
HENDERSON CO 80640-9401

VAUGHN MICHAEL AND
VAUGHN KAREN J
12575 TUCSON ST
HENDERSON CO 80640-9447

STUHR KELLY L AND
KANTOLA RICK D
12465 TROY CT
HENDERSON CO 80640

VEIK STEPHEN G AND
VEIK SUSAN K
12257 LEVI CIR
HENDERSON CO 80640-9417

TOEDTLI MICHAEL H
12462 SALEM STREET
HENDERSON CO 80640

VIGIL RONALD S AND
VIGIL JO ANN E
12275 URSULA STREET
HENDERSON CO 80640

UNION PACIFIC RAILROAD COMPANY
C/O PROPERTY TAX DEPARTMENT
1400 DOUGLAS STOP 1640
OMAHA NE 68179-1640

WANN JAMES D
P O BOX 367
HENDERSON CO 80640

VALDEZ JESSE R AND
VALDEZ TERRY L
12290 PEORIA ST
HENDERSON CO 80640-9639

WARNER ROBERT L
PO BOX 9
BRIGHTON CO 80601-0009

WARNER SALLI J
13215 E 124TH AVE
BRIGHTON CO 80601-7116

WHITE BRENNON D SEELY AND
MANDEVILLE SHELBY
11880 E 124TH AVE
HENDERSON CO 80640-9612

WOOD SHANE C AND
MEYER-WOOD HILARY
12925 E 124TH AVE
HENDERSON CO 80640

WOOLVERTON DOUGLAS E AND
WOOLVERTON BARBARA L
12360 LEVI CIR
HENDERSON CO 80640-9418

WRIGHT CLAYTON T
12398 OAKLAND ST
HENDERSON CO 80640-9634