



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**CASE NO.: RCU2018-00002**

**CASE NAME: Dollar General**

**TABLE OF CONTENTS**

**EXHIBIT 1 – BoCC Staff Report**

**EXHIBIT 2- Maps**

- 2.1 Aerial Map
- 2.2 Zoning Map
- 2.3 Future Land Use Map
- 2.4 Simple Map
- 2.5 Floodway Map

**EXHIBIT 3- Applicant Information**

- 3.1 Applicant Written Explanation
- 3.2 Applicant Site Plan

**EXHIBIT 4- Referral Comments**

- 4.1 Referral Comments (Strasburg Fire)
- 4.2 Referral Comments (Intermountain Rural Electric Association)
- 4.3 Referral Comments (CDOT)
- 4.4 Referral Comments (Tri County)
- 4.5 Referral Comments (Xcel Energy)

**EXHIBIT 5- Citizen Comments**

none

**EXHIBIT 6- Associated Case Materials**

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



**Board of County Commissioners****May 15, 2018**CASE No.: **RCU2018-00002**CASE NAME: **Dollar General**

|                              |  |
|------------------------------|--|
| Owner's Name:                | John and Rae Lynne Hicks                               |
| Applicant's Name:            | Kelly Agnor with Vaquero Ventures                      |
| Applicant's Address:         | 2900 Wingate Street, Fort Worth, Texas 76133           |
| Location of Request:         | 56951 East Colfax Avenue                               |
| Nature of Request:           | Rezone from Agricultural-3 (A-3) to Commercial 4 (C-4) |
| Zone District:               | Agriculture-3 (A-3)                                    |
| Site Size:                   | 1.6 acres  |
| Proposed Uses:               | Commercial Retail                                      |
| Existing Use:                | Residential  |
| Hearing Date(s):             | <b>PC: April 26, 2018/ 6:00 pm</b>                     |
|                              | <b>BOCC: May 15, 2018/ 9:30 am</b>                     |
| Report Date:                 | May 15, 2018   |
| Case Manager:                | Julie Wyatt  |
| PC and Staff Recommendation: | APPROVAL with 4 Findings-of-Fact                       |

**SUMMARY OF PREVIOUS APPLICATIONS**

In April 2017, the applicant met with staff for a conceptual review meeting to discuss requirements to develop a retail use on the subject site.

**SUMMARY OF APPLICATION****Background:**

The applicant is requesting to rezone an approximately 1.6-acre property from Agriculture-3 (A-3) to Commercial 4 (C-4) to develop the site with a Commercial Retail use. Currently, the Agriculture 3 (A-3) zone district does not permit Commercial Retail uses. The site is developed with two structures.

**Site Characteristics:**

The site is rectangular in shape with 175 feet of frontage on East Colfax Avenue (Highway 36). According to the 2012 Adams County Master Transportation Plan, East Colfax Avenue is classified as a principal arterial road. A principal arterial is intended to accommodate more than 12,000 vehicles per day and provide inter-county and intra-county connections. At this time, no



direct vehicular access from the site to adjacent neighborhoods is contemplated. There is a 100-year Floodway area located to the east of the site, including the northeast corner of the property. This floodway may potentially limit future development to the eastern section of the property.

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

The subject property is designated Urban Residential in the County's Comprehensive Plan future land use map. Per Chapter 5 of the Comprehensive Plan, Urban Residential areas are intended to provide for a variety of residential housing types at a density greater than one acre. Complementary and supporting uses like neighborhood-serving retail, schools, and community facilities are also appropriate in Urban Residential, provided that those uses are compatible with residential neighborhoods. Rezoning the property to a C-4 district is consistent with the Comprehensive Plan, as it will allow the property to be developed with commercial uses to support the nearby growing community.

The property is also in the County's Strasburg area plan. This Plan establishes goals and policies to guide anticipated growth in the Strasburg area. Non-residential development is encouraged, provided that it is appropriate to the small-town atmosphere, enhances the existing business areas, and provides jobs and services for area residents. Additionally, commercial development should be located near the center of the community, as close as possible to East Colfax Avenue. The proposed rezoning to a C-4 district is consistent with the goals and policies of the Strasburg Plan. The property is located adjacent to existing commercial development on East Colfax Avenue, and, if approved, the C-4 district will permit necessary commercial uses to support the expanding residential base in the Strasburg area.

**Development Standards and Regulations Requirements:**

Rezoning requests are analyzed based upon the criteria for approval outlined in Section 2-02-13-06-02 of the County's Development Standards and Regulations. These include compliance with the requirements and purposes of the Development Standards and Regulations, consistency with the Comprehensive Plan, and compatibility with the surrounding area.

The proposed rezoning is consistent with the purposes and requirements of the County's Development Standards and Regulations. The property is currently located within an A-3 zone district, which is intended for large rural parcels of at least 35 acres in size where farming and low-density residential uses are permitted. Due to the property's small size and location on a primary arterial roadway, it is unlikely to be developed with agricultural or residential uses. Alternatively, the proposed C-4 zone district is intended to provide retail and services for the general and traveling public. The site's location on East Colfax Avenue corresponds with the intent of the C-4 zone district, providing adequate access and visibility typically associated with commercial uses. Commercial 4 zone district does not include a minimum lot size, but requires a minimum lot width of 100 feet. The subject lot is 1.6 acres and approximately 175 feet wide, which conforms to the lot size requirements of the C-4 zone district.

The proposed rezoning request is consistent with the future land use designation of Urban Residential. In addition to a variety of residential uses, the Urban Residential future land use encourages compatible commercial and community uses to serve surrounding neighborhoods. The Urban Residential future land use encourages uses such as Nursing Homes, Day Care



Centers, Dry Cleaners, Banks, Miscellaneous Retail, and Restaurants, which are typically found on arterial roadways near residential areas. While the C-4 district includes some intense uses that could be incompatible in proximity to neighborhoods, these uses, such as Telecommunications towers, Pawn Shops, Outdoor Commercial Recreation, and Racing facilities, require public hearings and approval of a conditional use permit by the Board of County Commissioners.

The property is located on East Colfax Avenue, which has historically functioned as Strasburg's commercial main street. The zoning pattern corresponds to the existing commercial development, as properties abutting East Colfax Avenue are zoned Commercial 3, Commercial 4, and Commercial 5 districts. Rezoning the property to C-4 zone district is consistent with typical zoning designations along commercial corridors. The proposed C-4 designation will also be a continuation of the existing development along East Colfax Avenue.

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

|   |  |  |
|---|--|--|
| <b>Northwest<br/>A-3<br/>Single-Family Residential</b>                            | <b>North<br/>A-3<br/>Single-Family Residential</b> | <b>Northeast<br/>A-1<br/>Single-Family Residential</b> |
| <b>West<br/>C-4<br/>Automotive Repair<br/>R-1-C<br/>Single-Family Residential</b> | <b>Subject Property<br/>A-3<br/>Residential</b>    | <b>East<br/>A-1<br/>Single-Family Residential</b>      |
| <b>Southwest<br/>Arapahoe County<br/>Automobile Service Station</b>               | <b>South<br/>Arapahoe County<br/>Undeveloped</b>   | <b>Southeast<br/>Arapahoe County<br/>Undeveloped</b>   |

**Compatibility with the Surrounding Area:**

The property is situated on East Colfax Avenue. This road is designated as a principal arterial and intended to accommodate up to 12,000 vehicles per day. Residential uses are located north and east of the property and commercial development is located to the south and west. Per Section 3-22 of the County's Development Standards and Regulations, the purpose of the proposed C-4 district is to provide general retail and services for the general and travelling public. The Commercial 4 district permits an array of commercial, office, and institutional uses which will provide necessary retail and services for the surrounding community. While the district allows for some intense uses such as heavy retail, many of these uses require approval of a conditional use permit by the Board of County Commissioners through the public hearing process. The proposed C-4 zone district also aligns with the current development pattern and would encourage appropriate commercial development on an existing commercial corridor. Furthermore, the site's location on a principal arterial will provide adequate access and visibility associated with a commercial development.

Compatibility of potential development with nearby residential areas must also be considered. Commercial uses may create additional lighting, noise, and traffic which can be incompatible with neighborhoods. However, any development on the site shall be required to conform to the County's performance standards outlined in Chapter Four of the Development Standards and



Regulations. These performance standards are required to ensure compatibility with the surrounding properties, which include building orientation, building materials, adequate parking, landscaping at the right-of-way, landscaping in the parking area, and drainage improvements. Furthermore, a six-foot high screening fence and a fifteen-foot buffer planted with two trees per eighty linear feet will be required on the north, northwest, and east property lines, if the property is developed with commercial uses. Installation of lighting must be designed to shield direct rays from adjoining properties, and access to the site will be taken from East Colfax Avenue. Dimensional requirements such as front, rear, and side setbacks will limit the scale of development, ensuring consistency with the surrounding commercial and residential areas.

**Staff Recommendations:**

Based upon the application, the criteria for approval for rezoning, and a recent site visit, staff recommends Approval of this request with 4 findings-of-fact.

**Planning Commission (PC) Update:**

The Planning Commission considered the proposed rezoning during a public hearing on April 26, 2018. At the hearing, the Planning Commission asked staff and the applicant to confirm if there is adequate public infrastructure such as water, sewer, and gas to support the intended development of the site. The applicant informed the PC that there are water, sewer and gas lines in proximity to the site that will be extended to the site. The PC also inquired if there are potential intense uses that could be allowed with the proposed rezoning, staff informed the PC that the intense uses in the proposed C-4 district requires a conditional use permit which will be reviewed through a public hearing by the PC and the BoCC.

The Planning Commission voted unanimously (6-0) to recommend approval of the rezoning to the Board of County Commissioners.

**RECOMMENDED FINDINGS OF FACT REZONING**

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

**CITIZEN COMMENTS**

| Notifications Sent | Comments Received |
|--------------------|-------------------|
| 62                 | 0                 |



Property owners within eight hundred (800) feet of the property were notified of the subject request. As of writing this report, staff has not received any comments in regards to this application.

The applicant also held a neighborhood meeting on December 12, 2017. Seven citizens attended the meeting; however, two were the current property owners. According to the applicant, the attendees did not express opposition to the proposed rezoning. However, attendees were interested in discussing the intended commercial retail development and specific site improvements.

### **COUNTY AGENCY COMMENTS**

Staff reviewed the request and had no concerns with the proposed rezoning. Staff noted that if the request is approved, the applicant shall be required to apply for a minor subdivision and construction plan review, including a traffic impact study and drainage analysis.

### **REFERRAL AGENCY COMMENTS**

#### **Responding with Concerns:**

Intermountain Rural Electric Association

#### **Responding without Concerns:**

Colorado Department of Transportation

Strasburg Fire Protection District

Tri County Health Department

Xcel Energy

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

Century Link

High Five Plains Foundation

Strasburg Parks and Recreation District

Strasburg School District 31J

Strasburg Water and Sanitation

Comcast





## 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

**Dollar General Rezoning**

**RCU2018-00002**



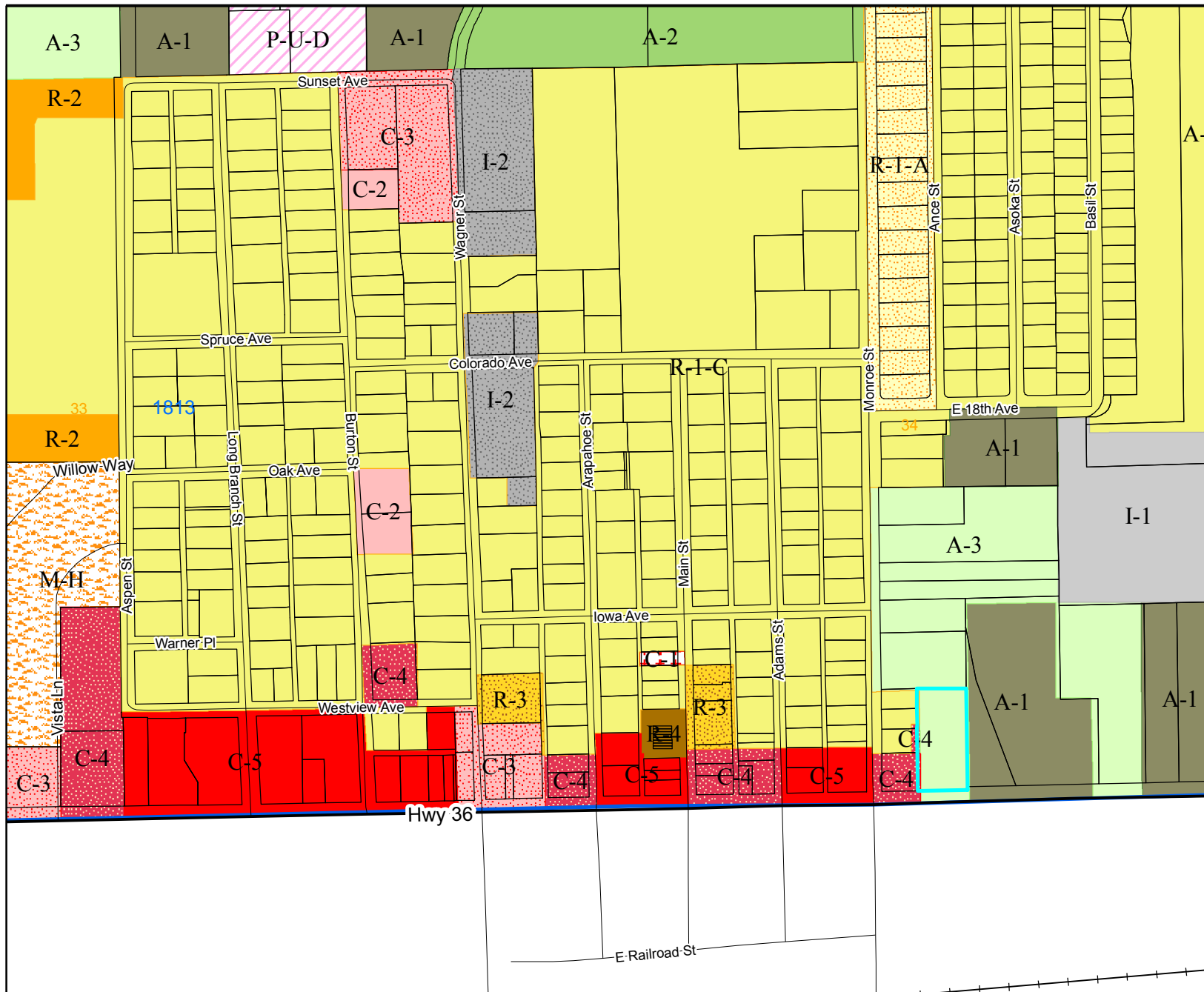
For display purposes only.



**ADAMS COUNTY**  
COLORADO

This map is made possible  
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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

Dollar General Rezoning

RCU2018-00002

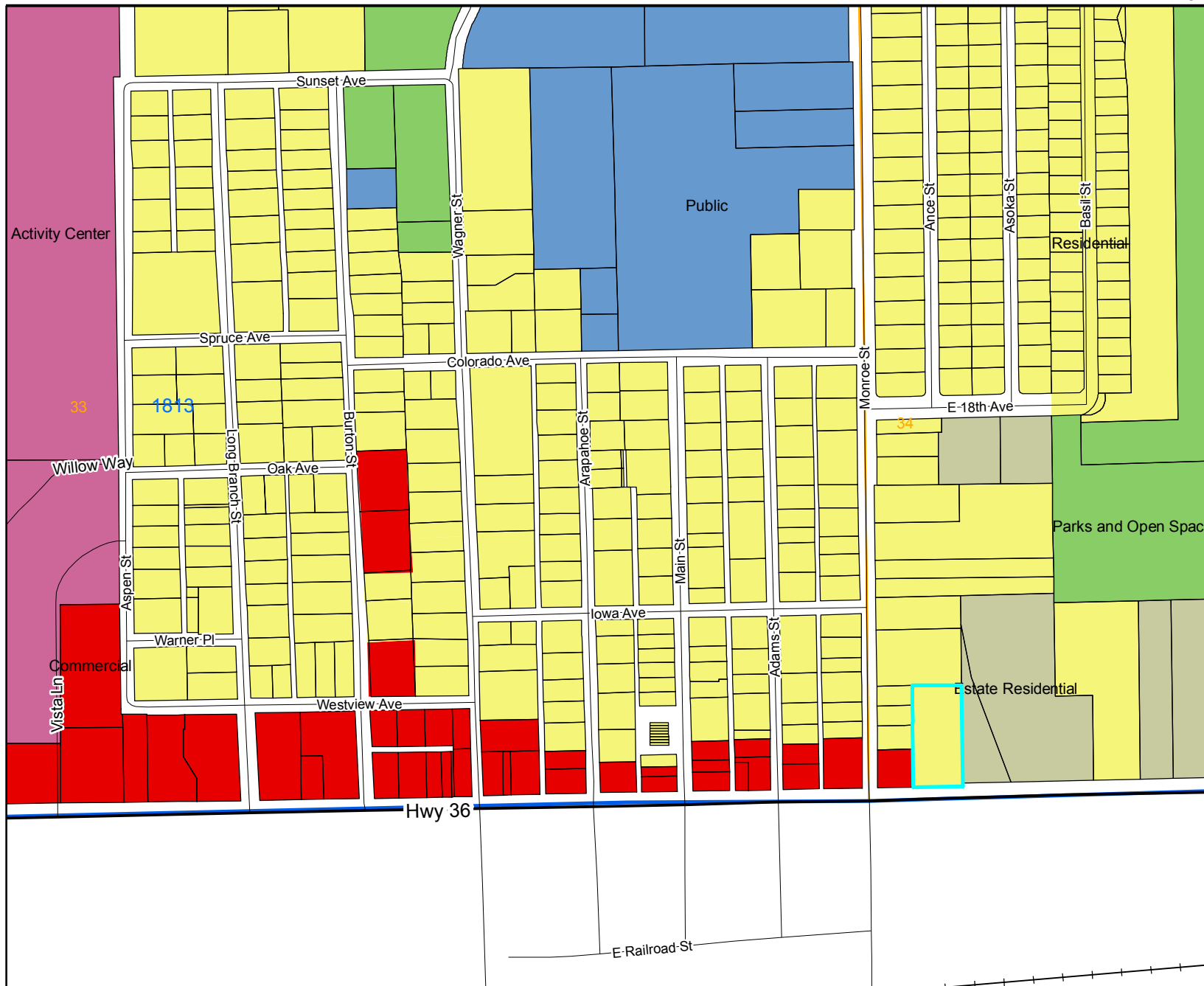


For display purposes only.



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# LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
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- Zoning Districts**
  - A-1
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  - 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



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Dollar General Rezoning

RCU2018-00002



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# LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- Zoning Districts**
  - A-1
  - A-2
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  - R-1-C
  - R-2
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  - 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

Dollar General Rezoning

RCU2018-00002



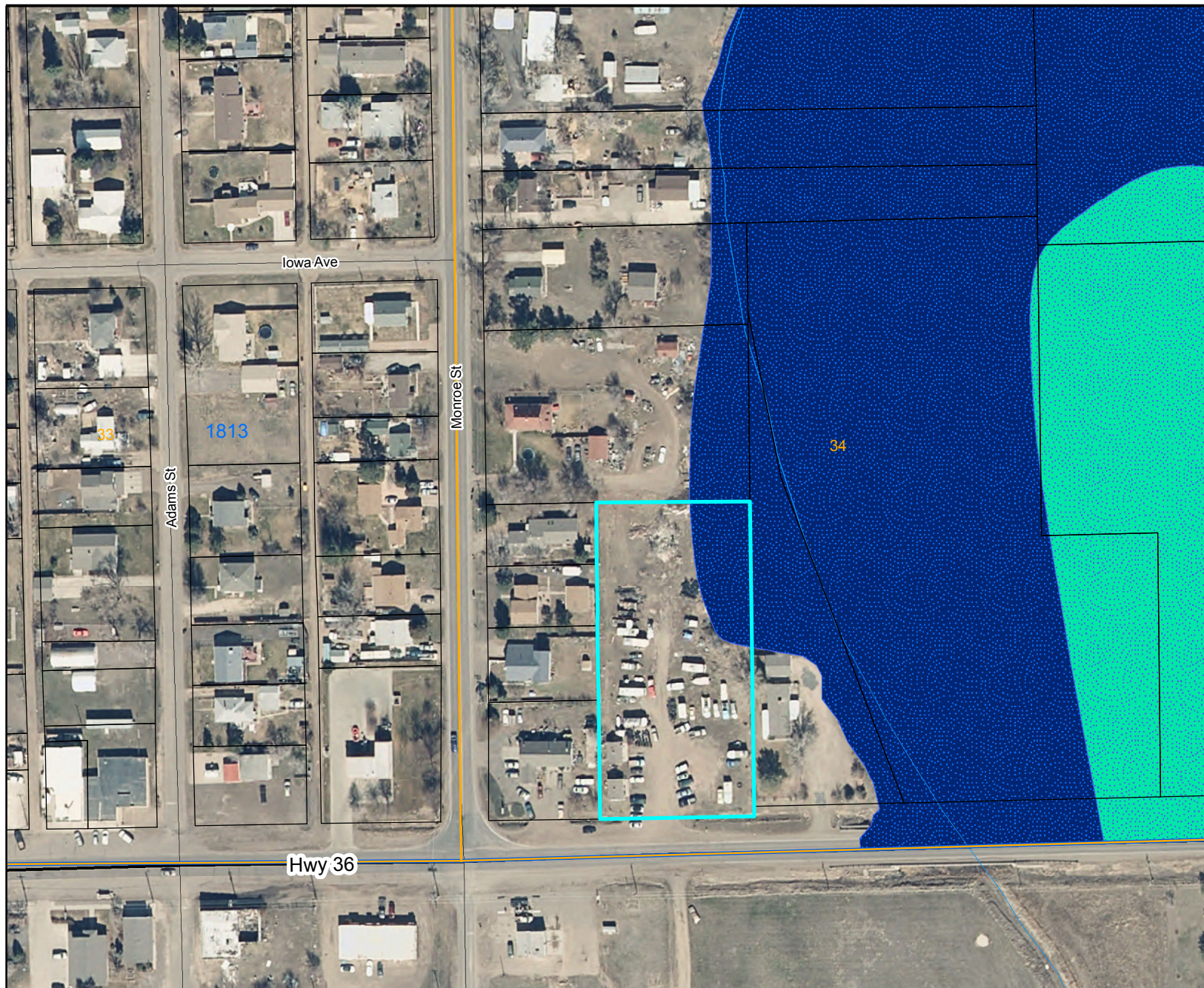
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ADAMS COUNTY  
COLORADO

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**Legend**

- +— Railroad
- Major Water
- Zoning Line
- ▭ Sections
- 100 Year Floodplain
- 100 Year Floodway
- 500 Year Floodplain

**Case Name Dollar General**

**Case Number RCU2018-00002**



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**ADAMS COUNTY**  
COLORADO

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### **Dollar General Strasburg, Colorado Written Explanation**

Vaquero Strasburg Partners, LP would like to propose a Dollar General site on 1.4046 acres at 56951 E. Colfax Avenue, Strasburg, Colorado. The current site consists of two vacated homes and is currently zone Agricultural-3 District (A-3). The site is surrounded by the following uses starting from the southwest corner going clockwise; C-4 (Car Shop), R-1-C (Residential Home), R-1-C (Residential Home), R-1-C (Residential Home), A-2 (Farm), A-1 (Vacant). The site will need to be rezoned for the use proposed.

The proposed freestanding Dollar General store will be a 9,100-square foot metal building with 39 parking spaces and one access point off Colfax Avenue. This site will be serviced by Intermountain Rural Electric for electrical service and Strasburg Sanitation and Water District for water and sewer services. Storm water will be routed to a detention pond on the rear side of the property. The building will have a dry sprinkler system and a fire alarm system. Hours of operation for Dollar General are 8AM- 10PM Sunday through Saturday (seven days a week), deliveries are made once a week during business hours. Architectural features of the building will include masonry on all four sides in a neutral color scheme. Dumpster will be enclosed in a 6' high wooden enclosure with a wooden gate.



LEGEND

- NEW PROPERTY LINE  
--- EXISTING PROPERTY LINE  
--- EXISTING BUILDING SET-BACK LINE  
--- GAS --- EXISTING UNDERGROUND GAS LINE  
--- GAS --- NEW UNDERGROUND GAS LINE  
--- UGT --- EXISTING UNDERGROUND TELEPHONE  
--- UGT --- NEW UNDERGROUND TELEPHONE  
--- F --- EXISTING UNDERGROUND FIBER  
--- OHE --- EXISTING OVERHEAD ELECTRICAL  
--- UGE --- EXISTING UNDERGROUND ELECTRICAL  
--- UGE --- NEW UNDERGROUND ELECTRICAL  
--- W --- EXISTING WATER SERVICE  
--- W --- NEW WATER SERVICE  
--- SAN --- EXISTING SANITARY SEWER  
--- SAN --- NEW SANITARY SEWER  
--- EXISTING WIRE FENCE  
--- X --- EXISTING CHAIN LINK FENCE  
--- OVEREXCAVATION LIMITS  
--- SILT FENCE  
--- DEMOLITION  
--- EXISTING GRADE CONTOUR  
--- NEW GRADE CONTOUR  
--- EXISTING CONCRETE PAVEMENT  
--- DEMOLITION  
--- NEW CONCRETE PAVEMENT: 5" LIGHT DUTY  
--- NEW CONCRETE PAVEMENT: 6" / 7" HEAVY DUTY  
--- NEW CONCRETE PAVEMENT: 4" SIDEWALK  
--- NEW SEEDING  
--- NEW SOD  
--- NEW 6" THICK ROCK  
--- EXISTING POWER POLE  
--- EXISTING STORM MANHOLE  
--- EXISTING SANITARY MANHOLE  
--- EXISTING WATER VALVE  
--- NEW WATER VALVE / CURB STOP  
--- EXISTING YARD HYDRANT  
--- EXISTING TELEPHONE RISER BOX  
--- EXISTING PROPERTY PIN

SITE DATA SUMMARY CHART

|                              |  |            |
|------------------------------|--|------------|
| NO. OF LOTS                  | 1  | COMMERCIAL |
| LAND USE DESIGNATION         | NEIGHBORHOOD COMMERCIAL  |            |
| PROPOSED ZONING              | RETAIL (DOLLAR GENERAL STORE)  |            |
| NET ACREAGE                  | 1.405 ACRES OR 61,184 SQ. FT.  |            |
| PROPOSED BLDG. AREAS         | 9,100 SQ. FT.  |            |
| PROPOSED BLDG. HEIGHT        | 20'-6"   |            |
| PROVIDED PARKING             | 46   |            |
| PERCENTAGE OF SITE COVERAGE  | 14.87%   |            |
| IMPERVIOUS COVERAGE          | 25,700 SQ. FT. OR 42.00%   |            |
| OPEN SPACES / LANDSCAPE AREA | 26,384 SQ. FT. OR 43.13%   |            |
| CONSTRUCTION TYPE            | IBC TYPE "II-B"  |            |
| BUILDING OCCUPANCY           | IBC GROUP "M" (NO HIGH PILED STORAGE, PER 2000-IPC 2392, NO STORAGE ABOVE 12' & NO HAZARDOUS COMMODITIES ABOVE 6') |            |

Parcel Line Table

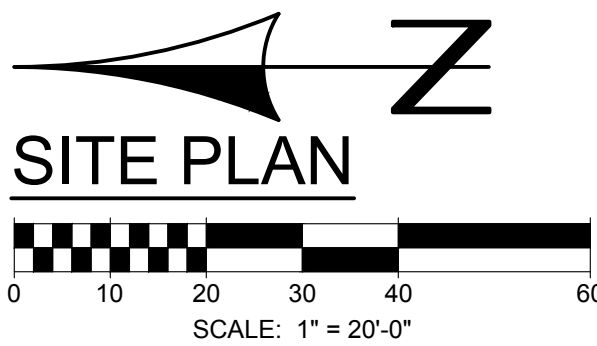
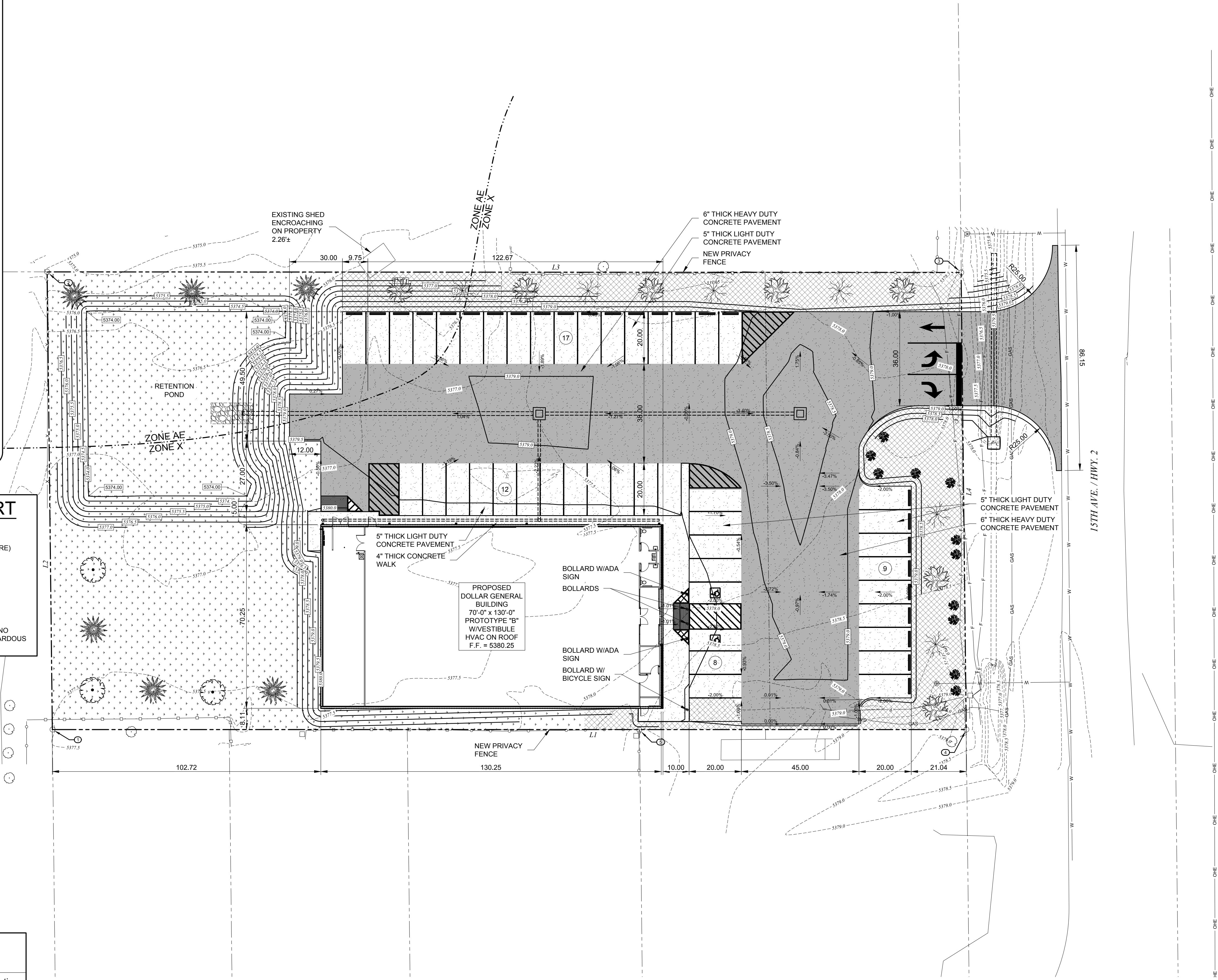
| Line # | Length | Direction        |
|--------|--------|------------------|
| L1     | 349.68 | N0° 41' 50.66"W  |
| L2     | 175.10 | N88° 39' 30.00"E |
| L3     | 349.68 | S0° 39' 35.00"E  |
| L4     | 174.87 | S88° 39' 30.00"W |

Control Data

| Point # | Description | Northing | Easting  | Elevation |
|---------|-------------|----------|----------|-----------|
| 1       | PROP-PIN    | 10352.51 | 10120.86 | 5377.47   |
| 2       | PROP-PIN    | 10356.70 | 10295.88 | 5375.12   |
| 3       | PROP-PIN    | 10006.99 | 10299.91 | 5377.51   |
| 4       | PROP-PIN    | 10002.89 | 10125.12 | 5378.81   |
| 5       | PROP-PIN    | 10128.02 | 10123.49 | 5378.26   |

DOLLAR GENERAL STORE DEVELOPMENT PLANS

1.405 "NET" ACRES OF LAND IN THE  
LAND DEVELOPMENT CONSULTANTS, LLC, ABSTRACT NO.  
TOWN OF STRASBURG, ADAMS COUNTY, COLORADO 56951



The Coordinating Professional of the  
Dollar General - Sponsor NE is the  
Professional Architect as called out  
on the cover sheet.

NEW SITE DEVELOPMENT

DOLLAR GENERAL  
STRASBURG, COLORADO

DESIGN ASSOCIATES  
214 E. 1ST ST. INWOOD, NE 68001 1308.348.2371 ENGINEERS ARCHITECTS  
2026 W. 2ND ST. HASTINGS, NE 68021 402.463.2371 WWW.DESIGNASSOCIATES.COM

Seal of Coordinating Professional:

PRELIMINARY  
NOT FOR CONSTRUCTION

|                      |
|----------------------|
| DWG: 82188-17GRADING |
| DRAWN: T.A.S.        |
| CHECKED:             |
| REVISIONS            |

C-3

DATE: OCT., 2017









Exhibit 4.1 Referral Comments  
(Strasburg Fire)

**From:** [Patrick Conroy](#)  
**To:** [Gerri Ventura](#); [Libbie Adams](#)  
**Cc:** [Frank Fields](#)  
**Subject:** Re: Request for Comments - Dollar General Rezoning (RCU2018-00002)  
**Date:** Friday, January 19, 2018 4:38:46 PM  
**Attachments:** [image.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)

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With respect to the Request for Comments on the Dollar General Rezoning Project (RCU2018-002) the Strasburg Fire Protection District has nothing to add at this time. Thank you.

Patrick Conroy  
ICC Certified Building Official  
ICC Certified Fire Marshal  
Colorado Fire Plans Examiner  
Fire Marshal  
Strasburg Fire Protection District  
Station: 303-622-4444     
Cell: 720-775-8515   

On Thu, Jan 18, 2018 at 12:54 PM, Gerri Ventura <[gventura@svfd8.org](mailto:gventura@svfd8.org)> wrote:

Hard copy is in the District office if needed.

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

From: **Libbie Adams** <[LAdams@adcogov.org](mailto:LAdams@adcogov.org)>

Date: Thu, Jan 18, 2018 at 12:42 PM

Subject: Request for Comments - Dollar General Rezoning (RCU2018-00002)

To: Libbie Adams <[LAdams@adcogov.org](mailto:LAdams@adcogov.org)>

Good afternoon,

Please find the attached Request for Comments for the Dollar General Rezoning at 56951 E Colfax Avenue. The applicant is requesting to rezone from Agriculture-3 to commercial. Forward any comments you may have on to me by **Monday, February 12, 2018**. Let me know if you have any questions regarding this case. Hope you're having a wonderful week so far!

Sincerely,

Libbie Adams





**Libbie Adams, AICP**

Planner I, *Community and Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Pkwy, Suite W2000A

Brighton, CO 80601

O: [720.523.6855](tel:720.523.6855) | [ladams@adcogov.org](mailto:ladams@adcogov.org)

[www.adcogov.org](http://www.adcogov.org)

--

*Gerri Ventura*

District Clerk, Strasburg Fire Protection District #8

P.O. Box 911

56281 E. Colfax Avenue

Strasburg, CO 80136-0911

[303-622-4444](tel:303-622-4444) option 1

[gventura@svfd8.org](mailto:gventura@svfd8.org)

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Patrick Conroy  
ICC Certified Building Official  
ICC Certified Fire Marshal  
Colorado Fire Plans Examiner  
Fire Marshal  
Strasburg Fire Protection District  
Station: 303-622-4444     
Cell: 720-775-8515  





Exhibit 4.2 Referral Comments  
(Intermountain Rural Electric Association)

*Brooks Kaufman  
Lands and Rights of Way Director*

February 9, 2018

Libbie Adams  
Adams County  
Department of Planning & Development  
4430 South Adams County Pkwy  
1<sup>st</sup> Floor Suite W200A  
Brighton, CO 80601-8216

Re: DOLLAR GENERAL REZONING  
Case No.: RCU2018-00002

Dear Ms. Adams

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

The Association approves of the rezoning. To assist the applicant prior to site approval, the Association will require the following comments to be addressed as shown on the markup of the proposed Site Development Plan and transformer clearances.

1. Fifteen-foot (15') utility easement along the frontage to Colfax Ave.
2. Ten-foot (10') utility easement along the remaining boundaries of the parcel.
3. The Association has strong concern in regards to a potential screening of the electrical equipment; we ask that the underground transformer location be shown and use the provided clearance requirements.

Sincerely,  
Brooks Kaufman  
Lands and Rights-of-Way Director

**INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION**

5496 N. U.S. Highway 85, P.O. Drawer A / Sedalia, Colorado 80135  
Telephone (720)733-5493  
[bkaufman@irea.coop](mailto:bkaufman@irea.coop)

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LEGEND

- NEW PROPERTY LINE  
--- EXISTING PROPERTY LINE  
--- EXISTING BUILDING SET-BACK LINE  
--- GAS --- EXISTING UNDERGROUND GAS LINE  
--- GAS --- NEW UNDERGROUND GAS LINE  
--- UGT --- EXISTING UNDERGROUND TELEPHONE  
--- UGT --- NEW UNDERGROUND TELEPHONE  
--- F --- EXISTING UNDERGROUND FIBER  
--- OHE --- EXISTING OVERHEAD ELECTRICAL  
--- UGE --- EXISTING UNDERGROUND ELECTRICAL  
--- UGE --- NEW UNDERGROUND ELECTRICAL  
--- W --- EXISTING WATER SERVICE  
--- W --- NEW WATER SERVICE  
--- SAN --- EXISTING SANITARY SEWER  
--- SAN --- NEW SANITARY SEWER  
--- O --- EXISTING WIRE FENCE  
--- X --- EXISTING CHAIN LINK FENCE  
--- --- OVEREXCAVATION LIMITS  
--- SILT FENCE  
--- DEMOLITION  
--- EXISTING GRADE CONTOUR  
--- NEW GRADE CONTOUR  
--- EXISTING CONCRETE PAVEMENT  
--- DEMOLITION  
--- NEW CONCRETE PAVEMENT: 5" LIGHT DUTY  
--- NEW CONCRETE PAVEMENT: 6" / 7" HEAVY DUTY  
--- NEW CONCRETE PAVEMENT: 4" SIDEWALK  
--- NEW SEEDING  
--- NEW SOD  
--- NEW 6" THICK ROCK  
--- EXISTING POWER POLE  
--- EXISTING STORM MANHOLE  
--- EXISTING SANITARY MANHOLE  
--- EXISTING WATER VALVE  
--- NEW WATER VALVE / CURB STOP  
--- EXISTING YARD HYDRANT  
--- EXISTING TELEPHONE RISER BOX  
--- EXISTING PROPERTY PIN

SITE DATA SUMMARY CHART

|                              |  |
|------------------------------|--|
| NO. OF LOTS                  | 1  |
| LAND USE DESIGNATION         | COMMERCIAL   |
| PROPOSED ZONING              | NEIGHBORHOOD COMMERCIAL  |
| PROPOSED USE                 | RETAIL (DOLLAR GENERAL STORE)  |
| NET ACREAGE                  | 1.405 ACRES OR 61,184 SQ. FT.  |
| PROPOSED BLDG. AREAS         | 9,100 SQ. FT.  |
| PROPOSED BLDG. HEIGHT        | 20'-6"   |
| PROVIDED PARKING             | 46   |
| PERCENTAGE OF SITE COVERAGE  | 14.87%   |
| IMPERVIOUS COVERAGE          | 25,700 SQ. FT. OR 42.00%   |
| OPEN SPACES / LANDSCAPE AREA | 26,384 SQ. FT. OR 43.13%   |
| CONSTRUCTION TYPE            | IBC TYPE "II-B"  |
| BUILDING OCCUPANCY           | IBC GROUP "M" (NO HIGH PILED STORAGE, PER 2000-IPC 2392, NO STORAGE ABOVE 12' & NO HAZARDOUS COMMODITIES ABOVE 6') |

Parcel Line Table

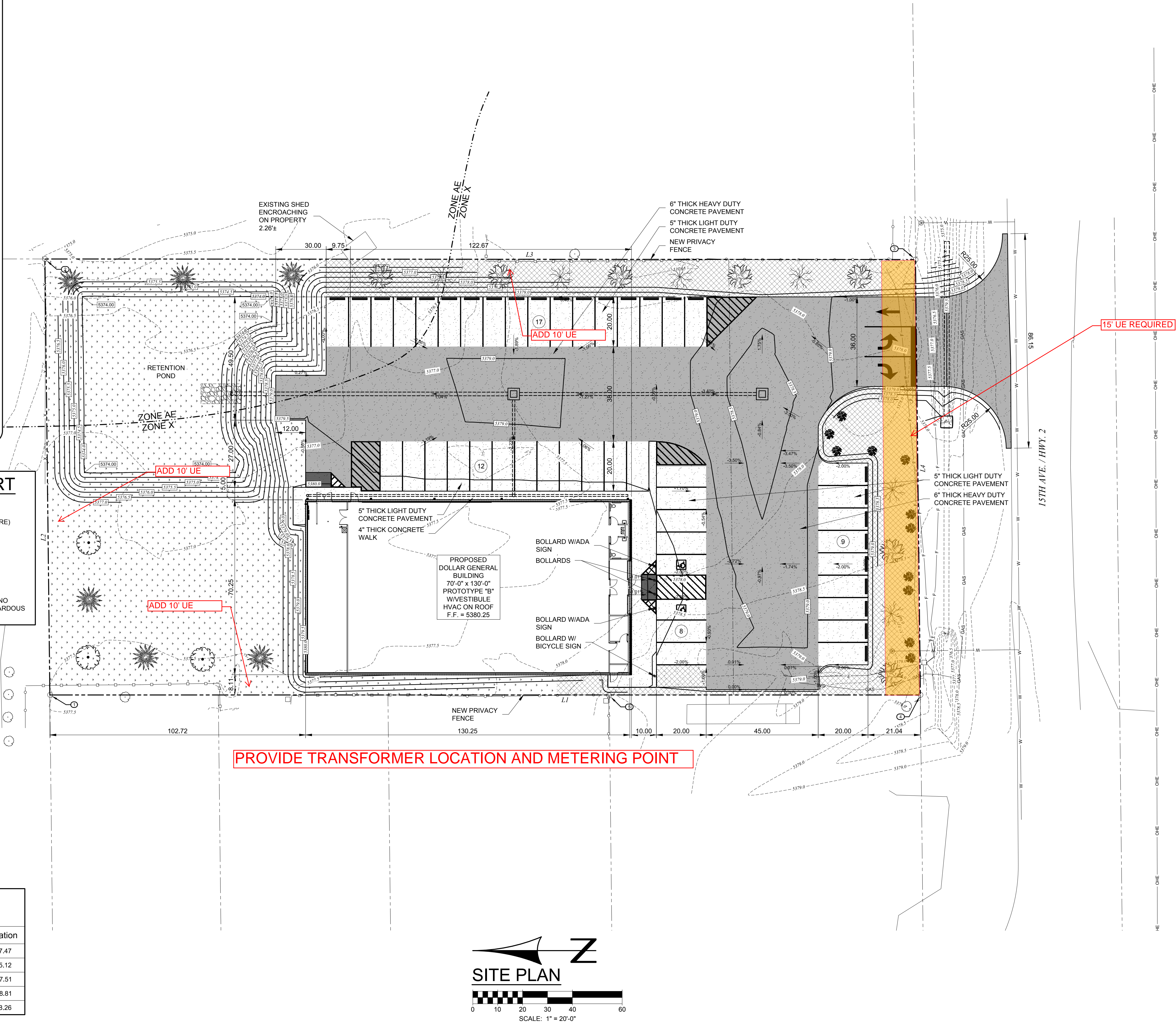
| Line # | Length | Direction        |
|--------|--------|------------------|
| L1     | 349.68 | N0° 41' 50.66"W  |
| L2     | 175.10 | N88° 39' 30.00"E |
| L3     | 349.68 | S0° 39' 35.00"E  |
| L4     | 174.87 | S88° 39' 30.00"W |

Control Data

| Point # | Description | Northing | Easting  | Elevation |
|---------|-------------|----------|----------|-----------|
| 1       | PROP-PIN    | 10352.51 | 10120.86 | 5377.47   |
| 2       | PROP-PIN    | 10356.70 | 10295.88 | 5375.12   |
| 3       | PROP-PIN    | 10006.99 | 10299.91 | 5377.51   |
| 4       | PROP-PIN    | 10002.89 | 10125.12 | 5378.81   |
| 5       | PROP-PIN    | 10128.02 | 10123.49 | 5378.26   |

DOLLAR GENERAL STORE DEVELOPMENT PLANS

1.405 "NET" ACRES OF LAND IN THE  
LAND DEVELOPMENT CONSULTANTS, LLC, ABSTRACT NO.  
TOWN OF STRASBURG, ADAMS COUNTY, COLORADO 56951



NEW SITE DEVELOPMENT  
DOLLAR GENERAL  
STRASBURG, COLORADO

DESIGN ASSOCIATES  
214 E. 1ST ST. INWOOD, NE 68001 308.348.2371 ENGINEERS ARCHITECTS  
208 W. 2ND ST. HASTINGS, NE 68021 402.483.2371 WWW.DESIGNASSOCIATES.COM

Seal of Coordinating Professional:

PRELIMINARY  
NOT FOR CONSTRUCTION

|                      |               |
|----------------------|---------------|
| DWG: 82198-17GRADING | DRAWN: T.A.S. |
| CHECKED:             | REVISIONS     |

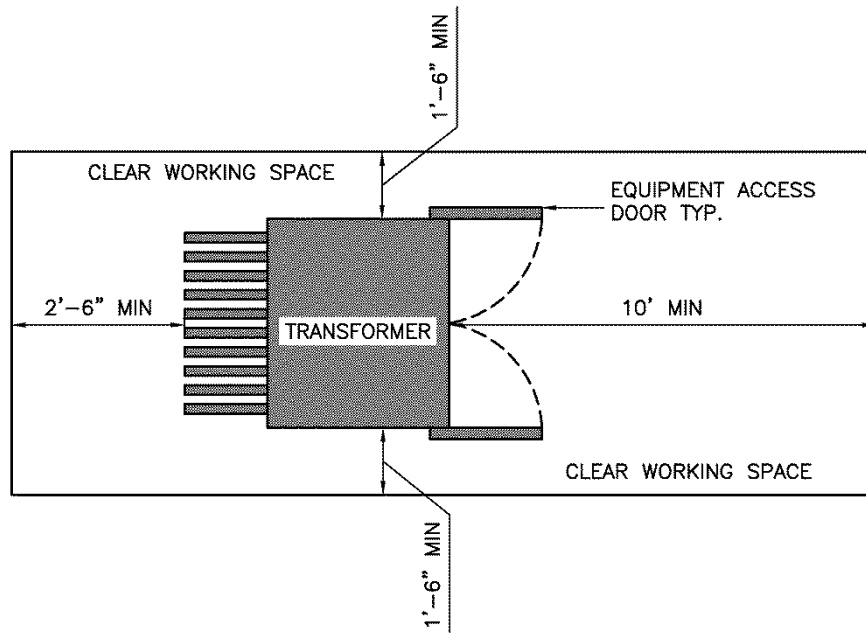
C-3

DATE: OCT., 2017



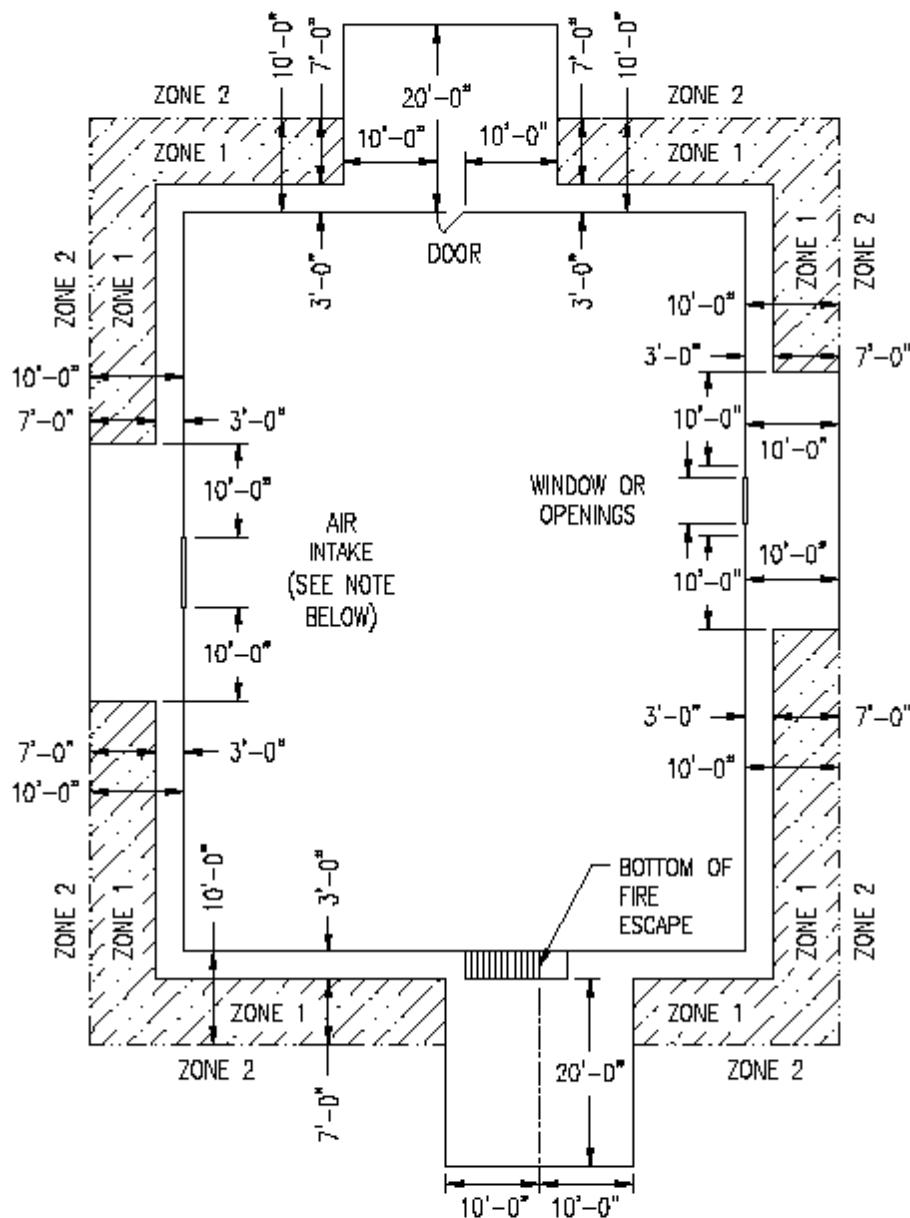
- Three-phase pad mount equipment with cooling fins shall have a clear working space minimum of one foot-6 inches (1'-6") on the sides and 2 feet-6 inches (2'-6") on the rear of the equipment, and 10 feet (10'-0") in front of the equipment.

PLAN VIEW OF PAD MOUNTED THREE-PHASE  
TRANSFORMER CLEAR WORKING SPACE





## PAD-MOUNTED TRANSFORMER LOCATION MAP AND MINIMUM CLEARANCES



### Notes:

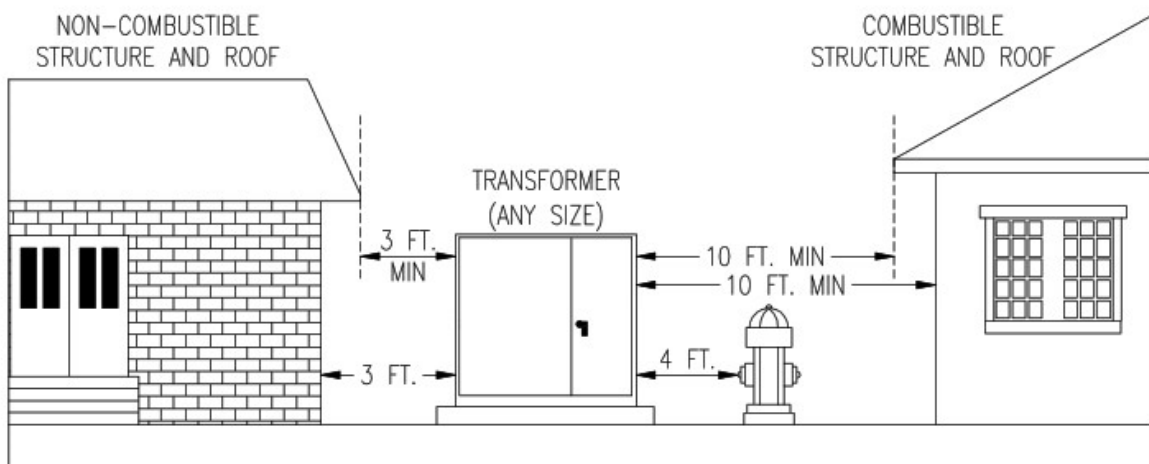
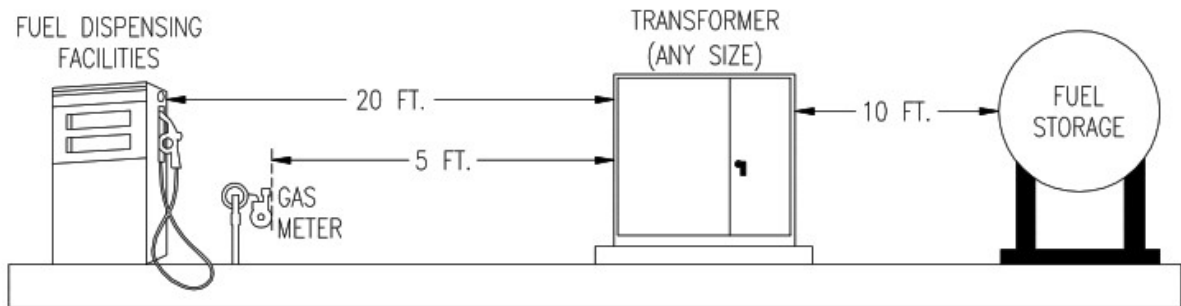
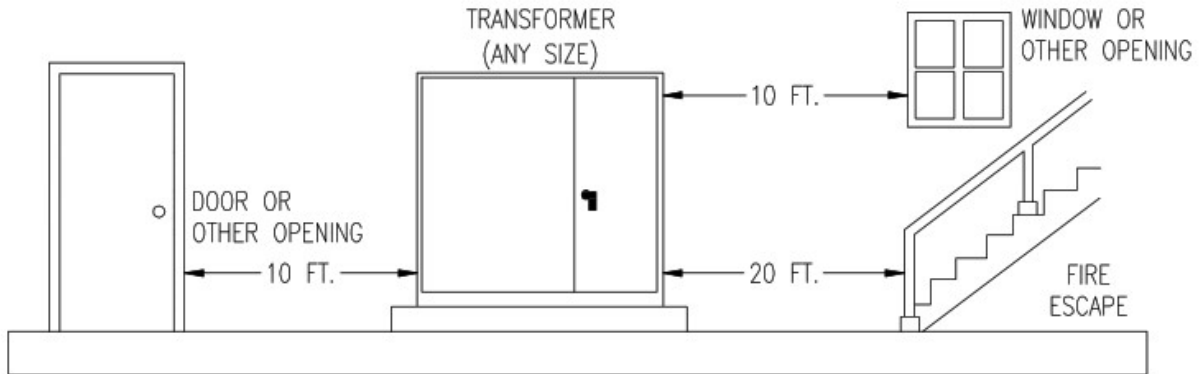
Zone 1 (Shaded Area) = Minimum distance for pad-mounted transformer from a non-combustible building.

Zone 2 = Minimum distance for pad-mounted transformers from a combustible building.

Air intake clearance must be a minimum of 25 feet diagonal from transformer (not shown) additional clearances on page 67.



## MINIMUM DISTANCES FOR PAD-MOUNT TRANSFORMERS



NOTE: THE MINIMUM SEPARATION DISTANCES SHOWN MAY NOT MEET INSURANCE PROPERTY LOSS PREVENTION REQUIREMENTS. BUILDER/DEVELOPER IS RESPONSIBLE FOR CONFIRMING THESE MINIMUM SEPARATION DISTANCES AND INFORMING IREA ENGINEERING PRIOR TO CONSTRUCTION IF ADDITIONAL CLEARANCES ARE NEEDED.



Exhibit 4.3 Referral Comments  
(CDOT)

**From:** [Loeffler - CDOT, Steven](#)  
**To:** [Libbie Adams](#)  
**Cc:** [Marilyn Cross](#)  
**Subject:** RCU2018-00002, Dollar General Rezoning  
**Date:** Tuesday, February 13, 2018 8:56:54 AM

---

Libbie,

We have reviewed the referral named above requesting a rezoning of property located at 56951 E. Colfax. Ave. from Agriculture-3 to Commercial and have no objections. We do have additional comments applicable to the development:

- A new State Highway Access permit will be needed for access to State Highway 36. The site plan incorrectly shows this as Highway 2. Contact for this permit is Steve Loeffler who can be reached at [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) or 303-757-9891. We will want to review a traffic letter with the permit request.
- Any work in the Right-of-Way will require a permit from our office. This includes, but is not limited to survey, utility, or landscaping work. Contact for this type of permit is Robert Williams who can be reached at [robert.williams@state.co.us](mailto:robert.williams@state.co.us) or 303-916-3542
- We will want to review the drainage report to ensure there will be no negative impact to State Highway 36.
- Any signing on this property that will be visible to State highway 36 must be on-premise in nature and only advertise goods or services that are available on that property and must comply with any other applicable rules governing outdoor advertising in Colorado per **2 CCR 601-3**

Thank you for the opportunity to review this referral.

**Steve Loeffler**  
Permits Unit



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

As of April 20, 2018 I will be moving to a new office located at 2829 W. Howard Pl., Denver, CO 80204



**From:** [Cross - CDOT, Marilyn](#)  
**To:** [Libbie Adams](#)  
**Cc:** [Loeffler - CDOT, Steven](#)  
**Subject:** Re: RCU2018-00002, Dollar General Rezoning  
**Date:** Wednesday, February 14, 2018 9:04:24 AM

---

Thank you for the drainage report. I have referred out the report to our hydraulics engineers. We do have the access permit application for this project and we are processing it.

---

Marilyn Cross, AICP  
Access Manager  
Permits Unit



P 303.512.4266 | C 303-514-5992 | F 303.757.9886  
2000 S Holly, Denver, CO 80222  
[marilyn.cross@state.co.us](mailto:marilyn.cross@state.co.us) | [Link to Access Permits](#) | [www.codot.gov](http://www.codot.gov)



On Wed, Feb 14, 2018 at 8:13 AM, Libbie Adams <[LAdams@adcogov.org](mailto:LAdams@adcogov.org)> wrote:

Hi Steve,

In regards to your comment, I wanted to email you a copy of their drainage study submitted with the rezoning application. Let me know if you have any comments on the report.

Thanks,

Libbie

---

**From:** Loeffler - CDOT, Steven [mailto:[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us)]  
**Sent:** Tuesday, February 13, 2018 8:56 AM  
**To:** Libbie Adams  
**Cc:** Marilyn Cross  
**Subject:** RCU2018-00002, Dollar General Rezoning





February 9, 2018

Libbie Adams  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: RCU2018-00002, Dollar General Rezoning  
TCHD Case No. 4761

Dear Ms. Adams,

Thank you for the opportunity to review and comment on the Rezoning request from Agricultural-3 to Commercial for the Dollar General located at 56951 E Colfax Ave. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

#### **Fugitive Dust – Building Demolition**

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. The application indicates that the existing building on the site will be demolished. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

#### **Vector Control – Building Demolition**

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector exposure to humans. The applicant should plan for vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

#### **Mosquito Control - Stormwater Facilities**

The site plan indicates that a retention pond is proposed. Retention ponds can become



sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

Please feel free to contact me at 720-200-1585 or [aheinrich@tchd.org](mailto:aheinrich@tchd.org) if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in dark ink, appearing to read "Annemarie Heinrich".

Annemarie Heinrich, MPH/MURP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Steve Chevalier, TCHD



**Tri-County Health Department  
Guidance for Preparation of  
Mosquito Control Plan**

A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity

This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.

2. Funding mechanism

A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.

3. Activities that will be undertaken to prevent mosquito breeding conditions

This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.



Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.
- Operation and maintenance activities:  
This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.
- Regular inspections:  
Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.
- Larvacide program:  
Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet.  
Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Monte Deatrich, Tri-County Health Department's mosquito control specialist, if you have any questions about any elements of the mosquito control program. Mr. Deatrich is in Tri-County's Commerce City office; he can be reached by phone at (303) 439-5902, or by e-mail at [mdeatrich@tchd.org](mailto:mdeatrich@tchd.org).





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

January 31, 2018

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

Attn: Libbie Adams

**Re: Dollar General Rezoning, Case # RCU2018-00002**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the documentation for **Dollar General Rezoning** and has **no apparent conflict**.

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

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





## Request for Comments

Case Name: Dollar General Rezoning  
Project Number: RCU2018-00002

January 22, 2018

Adams County Community and Economic Development Department is requesting comments on the following request:

### **Rezoning from Agriculture-3 to Commerical.**

This request is located at **56951 E Colfax Ave**

The Assessor's Parcel Number is **0181334300009**

Legal Description is **SECT, TWN, RNG: 34-3-62 DESC: COM AT A PT 155 FT E OF SW COR SEC 34 TH E 175 FT TH N 379/5 FT TH W 175 FT TH S 379/5 FT TO BEG 1/40A**

You were notified with this request because your property is within 800 feet of the site listed above.

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or by phone at 720.523.6855 by **Monday, February 12, 2018** so 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 email to [LAdams@adcogov.org](mailto:LAdams@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. This referral can also be found online at <https://www.adcogov.org/planning/currentcases>.

Thank you for your review of this case.

Libbie Adams  
Case Manager





## Public Hearing Notice

Case Name: Dollar General/Vaquero Strasburg Partners, LP  
Project Number: RCU2018-00002  
Planning Commission Hearing Date: Thursday, April 26, 2018 at 6:00 pm  
Board of County Commissioners Hearing Date: Tuesday, May 15, 2018 at 9:30 am

March 29, 2018

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **rezone an approximately 1.6 acre tract from Agricultural 3 (A-3) zone district to Commercial 4 (C-4) zone district.**

This request is located at **56951 East Colfax Avenue**

The Assessor's Parcel Number is **0181334300009**

Legal Description: **A tract in the Southwest Quarter of Section 34, Township 3 South, Range 62 West, described as:  
Commencing at a point 155 feet East of the Southwest corner of said Section;**

**Thence East 175 feet,**

**Thence North 379.5 feet,**

**Thence West 175 feet;**

**Thence South 379.5 feet to the Point of Beginning,**

**EXCEPT any portion thereof lying within existing County Roads, County of Adams, State of Colorado.**

Owner Information: John and Rae Lynne Hicks  
PO Box 799  
Strasburg, CO 80136

The hearing will be held in the Public Hearing Room located at the Adams County Government Center 4430 South Adams County Parkway, Brighton, CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at this hearing 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. If you should have any comments on this case, please feel free to contact me at 720.523.6858. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Julie Wyatt

Case Manager



## **PUBLICATION REQUEST**

### **Dollar General/Vaquero Strasburg Partners, LP Rezoning**

Case Number: RCU2018-00002

Planning Commission Hearing Date: April 26, 2018 at 6:00 pm

Board of County Commissioners Hearing Date: May 15, 2018 at 9:30 am

**Request: To rezone an approximately 1.6 acre tract from Agricultural 3 (A-3) zone district to Commercial 4 (C-4) zone district.**

Location: **56951 East Colfax Avenue**

Parcel Number(s): **0181334300009**

Case Manager: Julie Wyatt

Applicant: Kelly Agnor with Vaquero Ventures

Owner: John and Rae Lynne Hicks  
PO Box 799  
Strasburg, CO 80136

**Legal Description: A tract in the Southwest Quarter of Section 34, Township 3 South, Range 62 West, described as:**  
**Commencing at a point 155 feet East of the Southwest corner of said Section;**  
**Thence East 175 feet,**  
**Thence North 379.5 feet,**  
**Thence West 175 feet;**  
**Thence South 379.5 feet to the Point of Beginning,**  
**EXCEPT any portion thereof lying within existing County Roads, County of Adams, State of Colorado.**



## Exhibit 6.4 Referral Agency Labels

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

ENVIRONMENTAL ANALYST  
Attn: Jen Rutter  
PLN

Arapahoe County  
5334 S. Prince Street  
Littleton, CO 80120

HIGH FIVE PLAINS FOUNDATION  
Attn: FRANK DOYLE - PRESIDENT  
155 NCR 157  
STRASBURG CO 80136

City of Aurora  
15151 E. Alameda Parkway  
Aurora, CO 80012

Intermountain Rural Electric Asso - IREA  
Attn: Brooks Kaufman  
PO Box Drawer A  
5496 North US Hwy 85  
Sedalia CO 80135

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

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

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

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

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

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

STRASBURG FIRE PROTECTION DIST #8  
Attn: GERRI VENTURA  
PO BOX 911  
STRASBURG CO 80136

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

STRASBURG PARKS AND REC DIST.  
Attn: Angie Graf  
P.O. BOX 118  
STRASBURG CO 80136

Engineering Department - ROW  
Attn: Transportation Department  
PWE - ROW

STRASBURG SCHOOL DISTRICT 31J  
Attn: Monica Johnson  
56729 E Colorado Ave  
STRASBURG CO 80136

Engineering Division  
Attn: Transportation Department  
PWE

Strasburg Water & Sanitation Dist  
Attn: Tracy Griffin  
PO Box 596  
Strasburg CO 80136



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

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

Tri-County Health: Mail CHECK to Sheila Lynch  
Attn: Tri-County Health  
[landuse@tchd.org](mailto:landuse@tchd.org)

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



ADAMS RITA AND  
ADAMS JAMES R  
1933 HARMONY DRIVE  
FORT COLLINS CO 80525

BONDS JOHN G/ALICE J AND  
BONDS CORY W  
1575 ADAMS ST  
STRASBURG CO 80136-7509

ALLEN JORDAN M  
1645 ADAMS ST  
STRASBURG CO 80136-7544

BONDS TOMMY G AND  
BONDS CARRIE G  
1562 MONROE ST  
STRASBURG CO 80136

ARMBRUST DUSTIN L  
1624 ADAMS ST  
STRASBURG CO 80136

BONGARD KELLE R  
1552 MONROE ST  
STRASBURG CO 80136-7511

BAKER CATHY M  
57030 E 18TH AVE  
STRASBURG CO 80136-7805

BOON JOEL ANDREW  
PO BOX 64  
STRASBURG CO 80136

BARKMAN BERNDT SARAH  
210 MCKINLEY DR  
BENNETT CO 80102-8609

BOSTER REBECCA JC AND  
BOSTER MATTHEW D  
55331 E APACHE PL  
STRASBURG CO 80136

BARNETT WANDA L AND  
BARNETT DIANE M  
1597 MONROE ST  
STRASBURG CO 80136-7502

BOWERS SCOTT AND  
BOWERS VIBIANA  
1606 MAIN ST  
STRASBURG CO 80136

BEAVERS ROBERT DEAN  
14802 RIVERVIEW CT  
FORT MYERS FL 33905-4726

BROYARD CAROL F  
1545 MONROE ST  
STRASBURG CO 80136-7502

BECKER MARVIN G AND  
BECKER JANICE N  
44109 CR 109  
DEER TRAIL CO 80105

BYRNE HOPE C  
13672 COLORADO BLVD 124-162  
THORNTON CO 80602-6911

BENESCH CATHERINE R  
1612 MONROE ST  
STRASBURG CO 80136-7512

CHAMPLAIN KEVIN AND  
CHAMPLAIN DARLA R  
57181 E COLFAX AVE  
STRASBURG CO 80136-8115

BENESCH JONATHAN P  
1573 MONROE ST  
STRASBURG CO 80136

CHAVARRIA LORENZO A AND  
CHAVARRIA DONNA L  
1565 ADAMS STREET  
STRASBURG CO 80136



CHOWNING ERIC J  
1664 ADAMS ST  
STRASBURG CO 80136-7504

DOUGLAS BOBBY D/RICKI L  
REVOCABLE TRUST THE  
PO BOX 43  
STRASBURG CO 80136-0043

CLAUSSEN DOUGLAS  
PO BOX 829  
STRASBURG CO 80136

ELLIS MARY E M  
1562 MAIN ST  
STRASBURG CO 80136

COBURN FRANK E AND  
COBURN BERTHA A  
1632 MONROE ST/BOX 625  
STRASBURG CO 80136-7512

EXTREME CLEAN CAR WASH LLC  
12095 ELM WAY  
DENVER CO 80241-3231

COYOTE CREEK PROPERTY LLC  
2775 RIO OSA STREET  
BYERS CO 80103

GARCIA ANTHONY AND  
SUAREZ NERCI  
1599 ADAMS ST  
STRASBURG CO 80136-7509

CRANDALL HOWARD J JR  
PO BOX 357  
STRASBURG CO 80136-0357

HART ERIC L  
56990 E 18TH AVE  
STRASBURG CO 80136-7850

CREGO ADAM  
PO BOX 122  
STRASBURG CO 80136-0122

HICKS JOHN E AND  
HICKS RAE LYNNE  
PO BOX 799  
STRASBURG CO 80136

DAVIS SCOTT W  
431 S COUNTY ROAD 173  
BYERS CO 80103-9704

HOLCOMB ALLEN F AND  
HOLCOMB DONNA JEAN  
PO BOX 208  
STRASBURG CO 80136-0208

DITTMER DEAN C  
49215 E 88TH AVE  
BENNETT CO 80102-9330

HOY MARCIA M  
1722 MONROE ST  
STRASBURG CO 80136-7516

DOBYNS RANDAL L AND  
DOBYNS MARY C  
1684 ADAMS ST  
STRASBURG CO 80136-7543

HUNT GARY L  
1516 MAIN ST  
STRASBURG CO 80136-7507

DONAHUE WILLIAM J  
690 E COLFAX AVE  
BENNETT CO 80102-8812

JARAGOSKE DAUNINE  
2974 S PONTIAC ST  
DENVER CO 80224-2710



JARAGOSKE DAUNINE R  
2974 S PONTIAC ST  
DENVER CO 80224-2710

PEACHER MARILYN J  
1644 ADAMS ST  
STRASBURG CO 80136-7543

K & S FAMILY INDUSTRIES LLC  
PO BOX 909  
STRASBURG CO 80136-0909

POSTON ESTHER  
PO BOX 203  
STRASBURG CO 80136

KAMP LLC  
PO BOX 208  
STRASBURG CO 80136-0208

POWELL MICHELE M  
56845 IOWA AVE  
STRASBURG CO 80136-7515

KAMP LLC  
PO BOX 208  
STRASBURG CO 80136

RINCK BRIAN EUGENE  
1587 MONROE ST  
STRASBURG CO 80136-7502

KLEIN PATRICK THOMAS  
PO BOX 281/1553 MONROE ST  
STRASBURG CO 80136

SARON LUTHERAN CHURCH OF STRASBURG  
PO BOX 964  
STRASBURG CO 80136

L S STRASBURG LLC  
PO BOX 1059  
LIMON CO 80828-1059

SCHWARTZKOPF RONALD D AND  
SCHWARTZKOPF CONNIE J  
1633 MONROE ST  
STRASBURG CO 80136-7501

LOWRY JENNY L AND  
LOWRY WILLIAM R  
11273 W 67TH AVE  
ARVADA CO 80004-2555

SHERMAN CHARLIE AND  
SHERMAN PAULINE  
1683 MONROE ST  
STRASBURG CO 80136

MATTHAEI MICHAEL AND  
MATTHAEI ROBYN  
704 ADAMS STREET  
STRASBURG CO 80136

SMEAD BENJAMIN THOMAS AND  
SMEAD CHARLA MELINDA  
1723 MONROE ST  
STRASBURG CO 80136-7500

NEIRA SHARON A  
56775 IOWA AVE  
STRASBURG CO 80136-7515

SMITH GARY L  
1596 MAIN ST  
STRASBURG CO 80136

PATTERSON JAMES AND  
SPENCER ELIZA  
1544 ADAMS ST  
STRASBURG CO 80136-7508

TUEPKER MICHAEL J  
1555 ADAMS STREET  
STRASBURG CO 80136-7509



WAHRMAN DANIEL E  
PO BOX 291  
STRASBURG CO 80136

WELCH RICKY A AND  
HALL GAIL S  
1534 ADAMS ST  
STRASBURG CO 80136-7508



## CERTIFICATE OF POSTING



I, Julie Wyatt do hereby certify that I posted the property at

56951 East Colfax Avenue

on April 17, 2018

in accordance with the requirements of the Adams County Zoning Regulations

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**Julie Wyatt**