



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

**Case No.: RCU2018-00021
Case Name: TruStile Rezoning**

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

September 11, 2018

CASE No.: RCU2018-00021 CASE NAME: TruStile Rezoning
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Owner's Name:	Kenneth M. Marrone
Applicant's Name:	EFG-Denver, LLC (on behalf of TruStile Properties)
Applicant's Address:	4601 DTC Blvd., Ste. 130, Denver, CO 80237
Location of Request:	1041 East 71 st Avenue, 999 East 71 st Avenue, and one Vacant Lot.
Nature of Request:	Rezone from Agricultural-1 (A-1) to Industrial-1 (I-1)
Zone District:	A-1, Agricultural
Site Size:	Approximately 9 acres
Proposed Uses:	Light Industrial
Existing Use:	Single-Family Residential on western and middle parcel and vacant on eastern parcel.
Hearing Date(s):	PC: August 23, 2018 / 6:00 p.m. BoCC: September 11, 2018 / 9:30 a.m.
Report Date:	August 27, 2018
Case Manager:	Anna Gibson
PC Recommendation:	APPROVAL with 4 Findings of Fact

SUMMARY OF PREVIOUS APPLICATIONS

On May 21, 2018, County Staff had a conceptual review meeting with the applicant to discuss intended development plans for the property. At the meeting, Staff recommended a rezoning of the property as well as a plat correction in order to accomplish the intended development of light industrial on the property.

SUMMARY OF APPLICATION

Background

The applicant is requesting to rezone the subject property, consisting of three separate parcels, from Agricultural-1 (A-1) to Industrial-1 (I-1). According to the applicant, the intent of the request is to ultimately develop the site for light manufacturing uses. Currently, the intended user, TruStile Doors, is operating in four separate buildings at different locations in the County and, with this property, will relocate and consolidate all operations on the subject property.

Site Characteristics

The request consists of three parcels totaling 9.11 acres. Two of the parcels are currently developed with a single family dwelling. The third parcel consists of approximately 4.59 acres and is vacant. There is a fourth parcel separating the 4.59 acre parcel from the two developed parcels with single family dwellings. The 4.59 acre parcel is already designated as Industrial-1 and is not part of the rezoning request. However, the applicant intends to combine all four of the parcels after the rezoning approval into one parcel for a unified development.

The property is located within a half-mile of three interstate highways (I-25, I-76, and I-270) and has direct access to East 71st Avenue to the south and Interstate 270 borders the property to the north. Currently, East 71st Avenue is constructed as a narrow, rural, residential roadway and does not have the capacity to support large vehicle usage or traffic from an industrial use. In addition, the western segment of East 71st Avenue connecting to the subject property has a weight restriction that prohibits large truck traffic usage.

Per Section 8-02-02 of the County's Development Standards and Regulation, a preliminary traffic impact study is required to be submitted with rezoning application requests. The applicant submitted the preliminary traffic impact study and demonstrated compliance with the required information to rezone the property. In addition, the Development Services Engineering staff reviewed the report and determined it to be adequate to support the rezoning request. Per Section 8-02 of the County's Development Standards, a full Traffic Impact Study shall be required with submission for a building permit. This report will be required to include impacts of the proposed development on surrounding road networks. The study will also determine the specific type of improvements required for development on the property.

Development Standards and Regulations Requirements

Section 2-02-13-06-02 of the County's Development Standards and Regulations outlines the approval criteria for a rezoning request. The criteria includes: consistency with the County's Comprehensive Plan and purpose of the Development Standards, compatibility and harmony with the surrounding area, and not detrimental to future development of the area.

The request is to rezone three parcels from A-1 to I-1. Per Section 3-24-01 of the County's Development Standards and Regulations, the purpose of the I-1 district is to provide a general commercial and restricted industrial district designed for a variety of compatible businesses, such as warehousing, wholesale, offices, and very limited industrial uses. The request conforms to the

intent of the I-1 district, as well as the required dimensional standards for the I-1 district. Per Section 3-24-07-01 of the County's Development Standards and Regulations, the required minimum lot size for the I-1 zone district is one acre. Each of the proposed lots exceeds one acre. The property owner also intends to combine all of the lots into one, which will further exceed the minimum lot size for the I-1 district.

The request is also compatible and harmonious with development trends of the surrounding area. The area is currently transitioning from residential to industrial uses. There are a number of industrial and high-intensity commercial uses located directly adjacent to the property. The location of the property adjacent to Interstate 270 also makes it viable for an industrial use, as it will be able to accommodate high vehicular travel noise emanating from the Interstate. In addition, the property is located within a half-mile of three interstate highways (I-25, I-76, and I-270), which offers easy access for large vehicular traffic to access these major thoroughfares. Overall, rezoning the property from Agriculture-1 to Industrial-1 will be consistent with development trends of the surrounding area, and promote future growth of the area. Required improvements associated with the intended development of the site will also enhance public infrastructure services for the area.

Future Land Use Designation/Comprehensive Plan/Subarea Plan

The Future Land Use designation on the subject property is Mixed Use Employment. Per Chapter 5 of the Adams County Comprehensive Plan, the goals of the Mixed Use Employment land use category are to accommodate a range of employment uses with a mix of supporting uses to serve development needs and increase employment in the County, as well as contribute to the tax base. Primary uses allowed in the Mixed Use Employment future land use include offices, light manufacturing, distribution, indoor warehousing, airport and technology-related uses, and clean industry. Light Industrial Uses, such as those uses allowed in the I-1 zone district, generally conform to the Mixed Use Employment future land use category.

The property is also located within the Welby Subarea Plan and considered part of the South Welby Area of the plan identified as transitioning from low density residential and agricultural uses to industrial uses. Rezoning of the subject property to I-1 conforms to the goals and purpose of the Welby Subarea Plan, and the recognition of the area as transitioning from agricultural and low-density residential to industrial uses. The request also aligns with the goals of the Comprehensive Plan to promote economic development through the creation of employment hubs. The property is planned to be developed as light industrial, which will provide employment opportunities for County residents.

Surrounding Zoning Designations and Existing Use Activity:

Northwest C-5 Business Park	North Right-of-Way US HWY 270	Northeast Right-of-Way US HWY 270
West I-1 Single-Family Residential and Vacant	Subject Property A-1 Single-Family Residential	East A-1 Commercial (Veterinary Clinic)
Southwest I-1 Industrial	South I-1 Industrial and Residential	Southeast I-1 Industrial

Compatibility with the Surrounding Land Uses:

A majority of the surrounding properties to the site are designated in the Industrial-1 zoning district. In addition, two of the subject parcels to be rezoned are separated by an adjacent parcel that is designated as Industrial-1. The proposed parcels to be rezoned will be combined with the already designated Industrial-1 parcel for a unified development. The majority of the properties to the south are developed with a mix of industrial and high-intensity commercial uses, including an auto sale yard and a self-storage center. However, there are two properties to the south that are developed with single family dwellings. One of these properties is zoned I-1, the other is zoned A-1. Because of the transitional nature of the surrounding property from residential to industrial, rezoning the subject request will not be out of character with the surrounding area.

PLANNING COMMISSION UPDATE:

The Planning Commission considered this case at a Public Hearing on August 23, 2018 and voted (6-0) to recommend approval to the Board of County Commissioners. The applicant spoke at the meeting and had no concerns with the staff report or presentation. The PC asked staff to explain the next step of the approval process after the final approval by the Board of County Commissioners. Staff informed the PC that the applicant will be required to submit a plat correction application to combine the four lots into one in order to develop the property as one lot. The plat correction is an administrative review and approval process. Staff also informed the PC that a possible development agreement shall be required for development of the required road infrastructure to support the development. The development agreement shall require review and approval by the Board of County Commissioners.

Staff Recommendations:

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

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.

PUBLIC COMMENTS

Notifications Sent	Comments Received
185	3

All property owners and residents within 1,000 feet of the subject property were notified of the request. As of writing this report, staff has received three responses from those notified. All three residents stated their support for the proposed rezoning. One of the residents, while still in support of the rezoning, noted concerns related to inadequate sewer systems, vehicular access, and traffic and existing roadways ability to support development of the property. Specifically, the resident believes that both East 71st Avenue and the intersection of Lafayette Street and 70th Avenue may be inadequate to support vehicular traffic for an industrial development. Per Section 8-02-02 of the County's Development Standards, the applicant is required to provide a Traffic Impact Study at the time of site development to address required roadway improvements. The applicant shall also be required to obtain approval from the North Washington Water and Sanitation for water and sanitation services prior to development of the site.

COUNTY AGENCY COMMENTS

Development Services Engineering Staff reviewed the request and informed the applicant of potential road and infrastructure improvements to be required with the development of the property.

The property is located in the Natural Resources Conservation Overlay. County Environmental Staff reviewed the request and informed the applicant that a Resources Review may be required if more than one acre is disturbed.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

The Colorado Department of Transportation reviewed the application and requested additional documentation including historic and proposed drainage maps and a traffic impact study. This is to determine the impact of the intended use. Staff discussed these concerns with the applicant and CDOT and agreed the initial traffic study submitted was sufficient for the rezoning request. However, a full traffic study will be required with submission of a building permit and with the plat correction.

Responding without Concerns:

Tri-County Health Department

North Washington Water and Sanitation District

Notified but not Responding / Considered a Favorable Response:

Adams County Fire Protection District

Colorado Department of Public Health and Environment

Century Link, Inc

Colorado Division of Wildlife

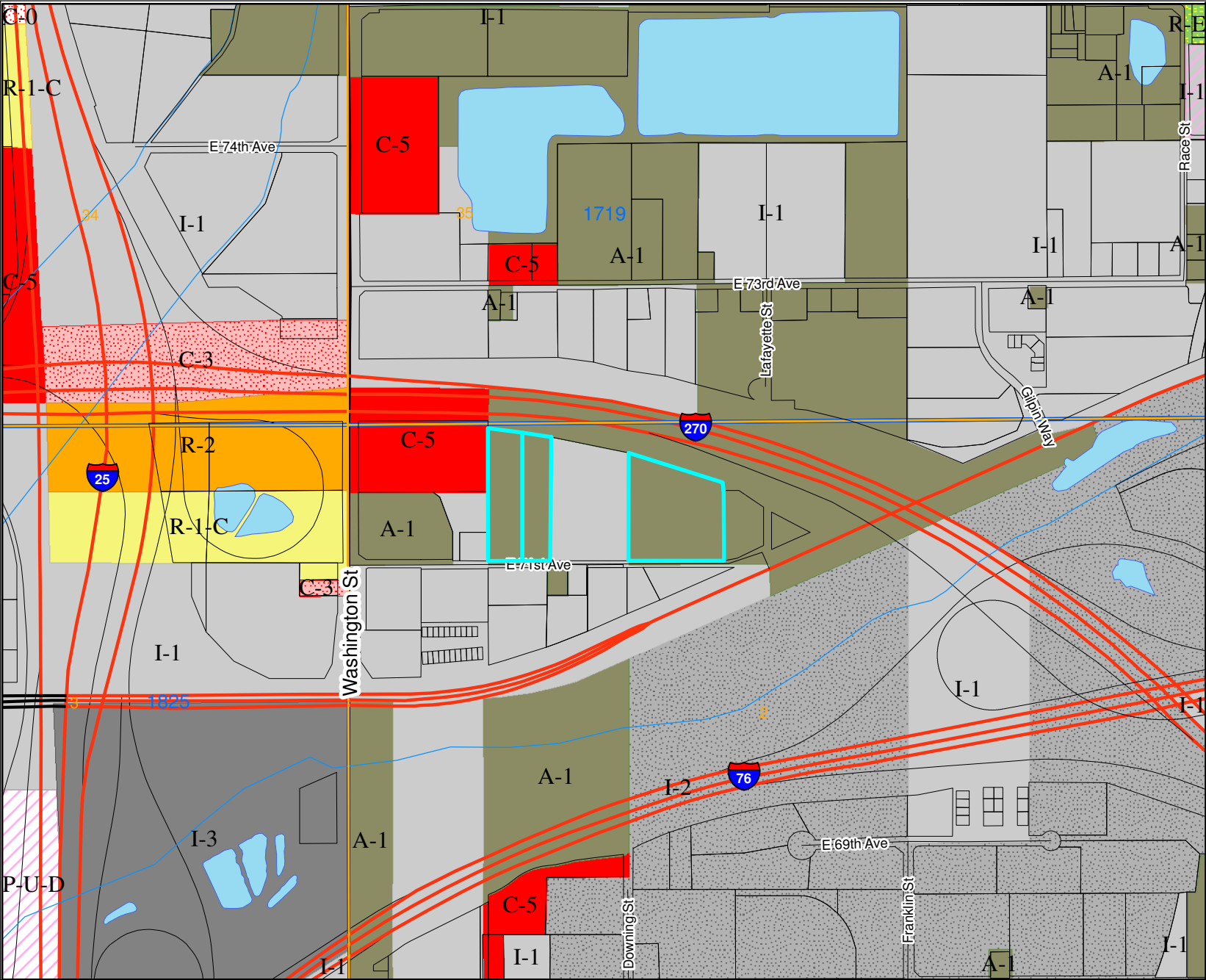
Comcast

Mapleton School District #1

Regional Transportation District

Welby Citizen Group

Xcel Energy



Legend

- 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)

TruStile Rezoning
RCU2018-00021

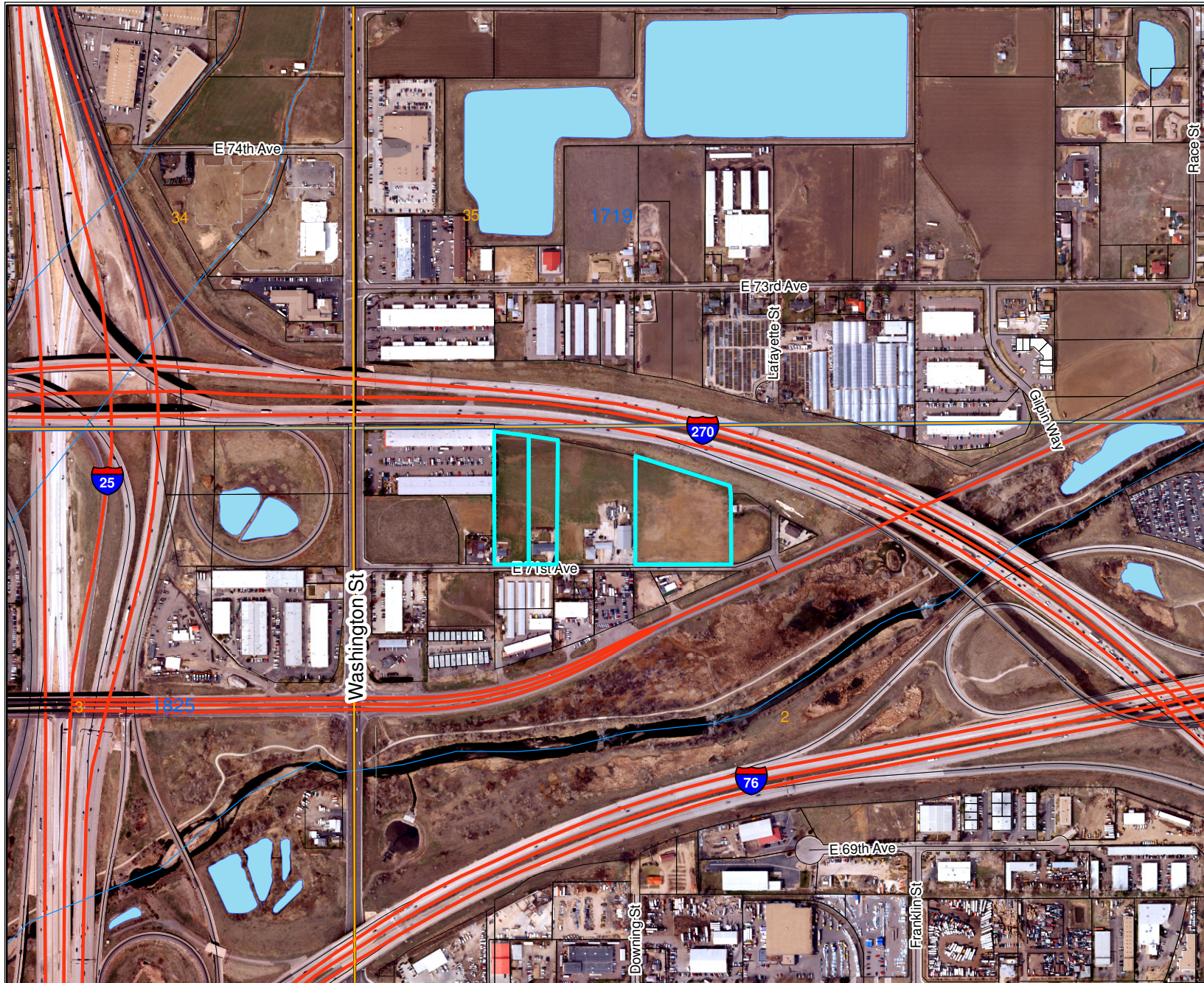


For display purposes only.



ADAMS COUNTY
COLORADO

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Legend

- Railroad
- Major Water
- Zoning Line
- Sections

TruStile Rezoning

RCU2018-00021

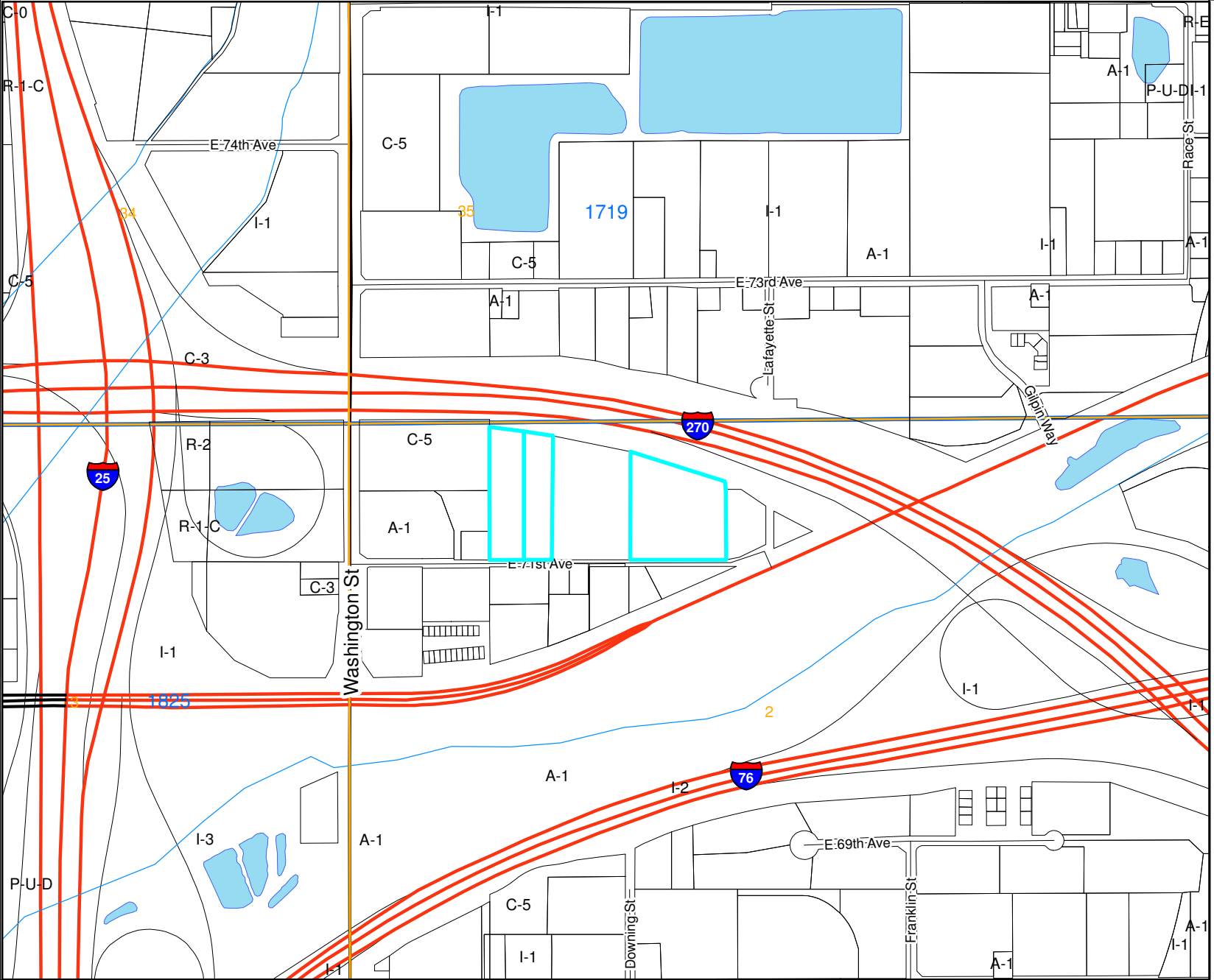


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ADAMS COUNTY
COLORADO

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- Legend**
- Railroad
 - Major Water
 - - - Zoning Line
 - Sections

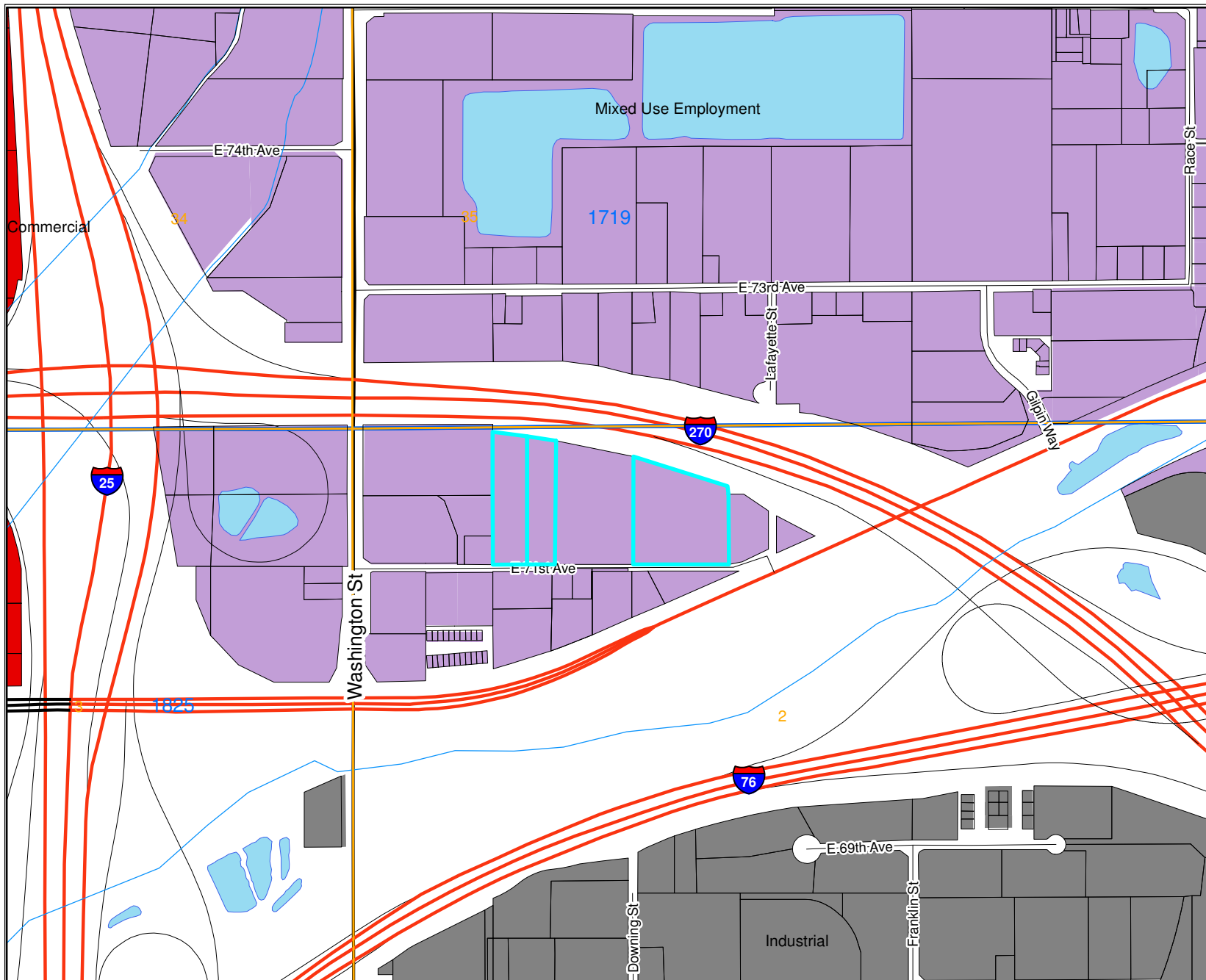
TruStile Rezoning
RCU2018-00021

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EXHIBIT 2.4: FUTURE LAND USE MAP



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

TruStile Rezoning

RCU2018-00021



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ADAMS COUNTY
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EXHIBIT 3.1: APPLICANT WRITTEN EXPLANATION

Rezoning Application – TruStile Doors Parcels 0182502202010,12,13 Written Explanation

TruStile Doors, a long-standing Adams County manufacturing company, currently operates out of four separate buildings and is seeking an opportunity to stay in Adams County while consolidating operations to allow greater efficiency and growth. TruStile Properties, LLC is under contract to purchase the Subject Property that will, pending a successful rezoning, allow the company to consolidate all manufacturing and office facilities at a single location, stay in the County, and double in size over the next 5 to 7 years, retaining more than 260 jobs and creating approximately 200 new jobs.

The property is an assemblage of 4 parcels, totaling approximately 13 acres, generally located northeast of the 71st & Washington intersection (see below). One parcel (3.89 acres) is already zoned I-1, the other three are currently zoned A-1.

EFG-Denver, LLC (as agent for TruStile Properties) as Applicant, seeks to rezone the three A-1 parcels to I-1.

We believe the proposed rezoning is warranted for a variety of reasons:

- Recent improvements to and redevelopment along Washington Street has created a change in circumstance that warrant the County's consideration of the proposed rezoning;
- A portion of the property is already zoned I-1;
- I-1 zoning is consistent with the surrounding uses and zoning, as shown on the map below, including:
 - o The adjoining properties to the west which are zoned I-1 and C-4;
 - o The properties to the south which include commercial uses on property zoned I-1;
- The proposed rezoning is consistent with the Adams County Comprehensive Plan, which identifies these parcels as Mixed Use Employment, as such, rezoning them from A-1 to I-1 would better conform with the Comprehensive Plan and the intent of the County's zoning ordinance; and
- The proposed rezoning will further the public health, safety and general welfare of the County through job creation, tax generation, and full utilization of the property.

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 07/05/2018

Email: memmens@adcogov.org

Complete

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0603H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the eastern portion of this project site IS partially located within a delineated 100-year flood hazard zone; A floodplain use permit will be required for any improvements within the floodplain.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is within the County's MS4 Stormwater Permit area. In the event that the disturbed area of the site exceeds 1 acre the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-030000.

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for this project will be \$2,500 (project size 5-25 acres).

ENG4: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study (see comment ENG5 below).

ENG5: East 72nd Ave is currently constructed as a narrow, rural, residential roadway that does not have the capacity to convey the vehicle or truck traffic from such a large proposed development. In addition, the western half of E 71st Ave has a weight restriction that prevents truck traffic. The proposed development may need to reconstruct all of E 71st Ave to provide the capacity needed for the proposed development. The Traffic Impact Study for this development will need to analyze the capacity of the existing roadway and make recommendations for any necessary roadway improvements. Those improvements will need to be included in the construction documents for this site.

ENG6: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

ENG7: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Transportation Dept.

ENG8: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk and, asphalt damage as a result of construction of this site.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 06/22/2018

Email: jrutter@adcogov.org

Resubmittal Required

ENV1. From Conceptual Review case PRE2018-00048, Environmental Comment #3 indicated that a Resources Review may be required to be submitted with the application if more than one acre within the Natural Resources Conservation Overlay (NRCO) is disturbed. Subsequent correspondence with the applicant indicated they would be completing one. If the applicant believes that less than one acre of the NRCO will be disturbed with this project, then documentation indicating such shall be provided.



July 10, 2018

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

RE: TruStile Rezoning, RCU2018-00021
TCHD Case No. 5007

Dear Ms. Gibson,

Thank you for the opportunity to review and comment on the request to a rezone three parcels from Agricultural to Industrial located at 999 E. 71st Avenue. 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.

Water and Wastewater

TCHD has no objection to the rezoning, provided that water and wastewater services will be provided by a local water and sanitation provider, and not onsite well or Onsite Wasterwater Treatment System.

Well Abandonment

TCHD has record of one well on the subject property. Any well that is no longer being used, must be properly plugged and a Well Abandonment Report (GWS-09) must be filed with the Colorado Division of Water Resources. Please visit the DWR web site at <http://water.state.co.us/groundwater/wellpermit/Pages/WellAbandonment.aspx> for more information.

On-Site Wastewater Treatment System (OWTS) – Abandonment

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. TCHD has no record of an OWTS on the subject property. If the existing buildings are served by OWTS, the existing OWTS shall be abandoned in accordance with Regulation No. O-17, Section 6.8. TCHD must be notified in writing once the system has been properly abandoned. For more information, or to submit the notification, the applicant may contact the TCHD Commerce City Office at 4201 E. 72nd Avenue, (303) 288-6816. More information is available at <http://www.tchd.org/269/Septic-Systems>.

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>.

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>.

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

Sincerely,



Kathy Boyer, REHS
Environmental Health Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD

STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO
Department of Transportation

Project Name: **TruStile Rezoning**

Print Date:

Highway:

Mile Marker:

Drainage Comments:

6-26-2018 by SBL

I have reviewed the Drainage Letter for TruStile Rezoning, located at approximately 71st and Washington Street, between SH 224 and I-270. At this time the site proposes an underground storm water quality and detention vault. The developer will need to provide historic and proposed drainage maps showing that historic patterns and rates are being maintained. The documentation should show that no adverse impacts will occur for CDOT right-of-way and include supporting design calculations.

Traffic Comments:

I am having difficulty determining the effect this development will have on the system. This site generates more than 100 vehicles in the peak hour and will need a full TIS.

Ronnie Roybal

Permits Comments:

-The submitted Traffic letter did not review the intersection of Lafayette St. and E. 70th Ave.(State Highway 224). We will want a review of this intersection to see if the proposed increase in traffic will warrant any auxiliary lanes. Also, if the proposed increase in use of this intersection will be in excess of 20% of its current use, a new State Highway Access Permit will be required. The CDOT contact for that permit is Steve Loeffler who can be reached at 303-757-9891 or steven.loeffler@state.co.us

--Steve Loeffler 6/20/2018

Any proposed construction, utility, survey, or landscaping work within CDOT right-of-way will require a Special Use Permit issued by the Department. These permit applications can be found at the following link:

<https://www.codot.gov/business/permits/utilitiesspecialuse>

--Marilyn Cross-6-21-18

North Washington Street Water and Sanitation District

3172 E. 78th Avenue, Denver, CO 80229 303 / 288 – 6664

August 6, 2018

To Whom It May Concern:

Dear Sirs:

The property located at 999 E. 71st Avenue is in the North Washington Street Water and Sanitation District service area boundaries.

The North Washington Street Water and Sanitation District is servicing said property with water and sewer service taps through the facilities of said District. Service is provided subject to the payment of fees and charges under the provisions and in accordance with the Rules and Regulations of the District, connector agreement with the Metropolitan Wastewater Reclamation District, and the Board of Water Commissioners of the City and County of Denver and the availability of water taps. Persons wanting to use the water and sewer system for Commercial, Industrial, Apartments, Mobile Homes or Condominium units and/or other purposes which could be expected to require large quantities of water and unusual amounts of sewage disposal shall be required to submit demand data for the industries water and sewage before a permit will be issued. Such permit may contain limitations as determined by the Board of Directors of the North Washington Street Water and Sanitation District.

Very truly yours,



James C. Jamsay,
District Manager

EXHIBIT 5.1: RESIDENT COMMENTS

From: [Frank Yantorno](#)
To: [Anna Gibson](#)
Subject: EFG-Denver behalf of TruStile Properties
Date: Tuesday, July 10, 2018 4:25:44 PM

Anna,

I am Frank Yantorno, president of Center Greenhouse and Center Land Properties located in the immediate area of the applicant. We are totally in favor of the rezoning of these parcels to enable TruStile to continue to do business in Adams County. They were tenants of our many years ago, and are an upstanding organization and a true asset to the County.

If you have a questions, please contact me at 303-807-8882.

Thank you,
Frank Yantorno

Peterson Concrete, Inc.

June 27, 2018

Anna Gibson

Case: RCU 2018-00021

Re: Rezoning 999 E. 71st Ave.

Parcels: 0182502202010, 0182502202012, 0182502202013

I believe this request for rezoning for TruStile Properties , for the county and the community, will be a win, win for all. They are a good business and we would welcome them with open arms.

Thank you,

A handwritten signature in dark ink, appearing to read "John Tietz", with a large, stylized flourish at the end.

John Tietz

Vice President

Peterson Concrete, Inc.



Department of Community and Economic Development
4430 South Adams County Pkwy
Suite W2000A
Brighton, Co. 80601-8216

7-6-18

Re: Case TrStile Rezoning

Case # 2018-00021 - *REU2018-00021*

Attn: Anna Gibson

Tma Construction Supply and TMA Properties welcome the rezoning of the said properties. That being said we do have some infrastructure concerns listed below.

1. In its current configuration, 71st Ave. will have problems handling traffic loads that will come with an additional 200 to 250 vehicles arriving and departing this development at peak times. (per parking plan)
2. Access to from Lafayette St. from 70th Ave (Highway 224) may also be a problem at peak times.
3. Loads on the existing utilities (water and sewer) I am sure will be addressed by the county.

Sincerely

Ron Tyner 
Member TMA Supply and TMA Properties

800 E. 71st Ave., Denver, CO 80229
303-295-6050
www.tmasupply.com

CERTIFICATE OF POSTING



I, Anna Gibson, do hereby certify that I posted the properties at 1041 East 71st Avenue on August 9, 2018 in accordance with the requirements of the Adams County Zoning Regulations.

Anna Gibson

Public Hearing Notification

Case Name: TruStile Rezoning
Case Number: RCU2018-00021
Planning Commission Hearing Date: August 23, 2018
Board of County Commissioners Hearing Date: September 11, 2018

August 1, 2018

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

Rezoning from Agricultural-1 (A-1) to Industrial-1 (I-1).

The proposed use will be Industrial

This request is located at 999 E 71st Ave on 9.07 acres.

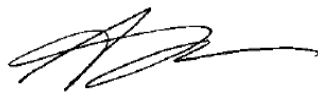
The Assessor's Parcel Numbers are 0182502202010, 0182502202012, and 0182502202013

Applicant Information: EFG-Denver LLC (on behalf of TruStile Properties)
Sarah Laverty
4601 DTC Blvd, Suite 130
Denver, Co 80237

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

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

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.



Anna Gibson
Case Manager



Request for Comments

Case Name: TruStile Rezoning
Case Number: RCU2018-00021

June 19, 2018

The Adams County Planning Commission is requesting comments on the following request: **Rezoning from Agricultural-1 (A-1) to Industrial-1 (I-1).**

This request is located at 999 E 71st Avenue. The Assessor's Parcel Numbers are: 0182502202010, 0182502202012, 0182502202013.

Applicant Information: EFG-Denver LLC (behalf of TruStile Properties)
Sarah Laverty
4601 DTC Blvd, # 130
Denver, CO 80237

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 07/10/2018 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 AGibson@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you for your information, upon request. 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.

Anna Gibson
Case Manager

PUBLICATION REQUEST

TruStile Rezoning

Case Number: RCU2018-00021

Planning Commission Hearing Date: August 23, 2018 at 6:00 PM

Board of County Commissioners Hearing Date: September 11, 2018 at 9:30 AM

Request: Rezoning from Agricultural-1 (A-1) to Industrial-1 (I-1).

Location: 999 E 71ST AVE

Parcel Number: 0182502202010, 0182502202012, 0182502202013

Case Manager: Anna Gibson

Case Technician: Megan Ulibarri

Applicant: Sarah Lavery
4601 Dtc Blvd
Ste 130
Denver, Co 80237

Owner: Kenneth Marrone
1041 E 71st Ave
Denver, Co 802296809

Legal Description:

PARCEL 1:

The West 1/2 of the West 1/2 of Block 11, North Side Gardens, County of Adams, State of Colorado. Excepting that portion conveyed to Department of Transportation in Warranty Deed recorded June 4, 1998 at Reception No. [C0405028](#).

PARCEL 2:

The East 1/2 of the West 1/2 of Plot 11, North Side Gardens, County of Adams, State of Colorado Excepting that portion conveyed to Department of Transportation in Warranty Deed recorded June 4, 1998 at Reception No. [C0405026](#).

PARCEL 3:

Block 14, North Side Gardens, County of Adams, State of Colorado,
Except the East 195 feet, and except the following described property:
Beginning at a point on the West line of said Lot 14, from which the Northwest corner of said Section 2 bears North 84 degrees 05 minutes 27 seconds West, a distance of 1,326.81 feet;
Thence North 00 degrees 05 minutes 48 seconds West, a distance of 147.21 feet along said West lot line to the North line of said Lot 14, also being the North line of said Section 2;
Thence North 89 degrees 32 minutes 21 seconds East, a distance of 445.00 feet along said North lot line and North Section line to the East line of that property described in [Book 1660 at Page 435](#), as recorded in the Adams County Clerk and Recorder's Office;
Thence South 00 degrees 05 minutes 29 seconds East, a distance of 292.01 feet along said East property line; Thence North 72 degrees 24 minutes 05 seconds West, a distance of 467.06 feet more or less, to the Point of Beginning.

EXHIBIT 6.4: PROPERTY OWNER LABELS

1000 EAST 73RD AVENUE
2750 QUAIL VALLEY ROAD
SOLVANG CA 93463

BURTON KAY A
1161 E 73RD AVE
DENVER CO 80229-6851

7295 HOLDING COMPANY LLC
C/O LUNA GOURMET COFFEE AND TEA CO LLC
7295 WASHINGTON ST
DENVER CO 80229-6707

CARJO L L C
213 GRAND VIEW CIR
MEAD CO 80542-9001

851 E HWY 224 LLC
1420 BELLAIRE ST
DENVER CO 80220-2413

CARJO LLC
213 GRAND VIEW CIR
MEAD CO 80542-9001

851224 LLC
5040 ACOMA ST
DENVER CO 80216-2010

CENTER GREENHOUSE INC
1550 E 73RD AVE
DENVER CO 80229-6904

A AND R LLC
7754 PARFET ST
ARVADA CO 80005-3445

CENTER LAND COMPANY
1480 E 73RD AVE
DENVER CO 80229-6902

A AND R LLC
7754 PARFET ST
ARVADA CO 80005

CENTER LAND PROPERTIES
7285 GILPIN WAY SUITE 100
DENVER CO 80229

ADDUCCI JOSEPH A
1210 E 73RD AVE
DENVER CO 80229-6821

CENTER PLAZA LLC
1480 E 73RD AVE
DENVER CO 80229-6902

ADUCCI JOSEPH 1/3 /ROTELLO ANGELA 1/6 AN
SONS RANDY 1/6 /ADDUCCI JOSEPH M/LISA M
1479 S LEYDEN ST
DENVER CO 80224-1950

CHAPMAN JERROD SCOTT
1613 E 164TH PL
BRIGHTON CO 80602-7664

BARRANDEY IRENE ACOSTA AND
RODRIGUEZ OCTAVIO TORRES
1437 S WOLCOTT WAY
DENVER CO 80219-3615

CITY OF THORNTON THE
9500 CIVIC CENTER DR
DENVER CO 80229-4326

BURKEY WALTER G TRUST
12021 PENN STREET NO 102
THORNTON CO 80241

COLORADO DEPARTMENT OF
TRANSPORTATION
2000 SOUTH HOLLY ST
DENVER CO 80222-4818

CONDON MICHAEL L
8681 ROSEMARY ST
COMMERCE CITY CO 80022-5052

HIGH NOON ASSOCIATES
2750 QUAIL VALLEY ROAD
SOLVANG CA 93463

DECARLO FAMILY TRUST THE
3751 W 101ST AVE
WESTMINSTER CO 80031-2435

J D STEEL COMPANY INC
PO BOX 18009
PHEONIX AZ 85005

DEPARTMENT OF TRANSPORTATION
4201 E ARKANSAS AVE
DENVER CO 80222-3406

JOHNSTON CHARLES S
PO BOX 341
BRIGHTON CO 80601

DOMENICO CAROLYN
3558 W 111TH DR UNIT A
WESTMINSTER CO 80031

K L WERTH LLC
2555 E 70TH AVENUE
DENVER CO 80229

DOMENICO CAROLYN M
3558 WEST 111TH DRIVE NO. A
WESTMINSTER CO 80031-6851

KRIEGER ELIZABETH ANN AND JIULIANO
ELIZABETH ANN AND JIULIANO JOSEPH NICK J
7095 N WASHINGTON ST
DENVER CO 80229-6703

ENGDAHL RANIE VECCHIARELLI
4505 QUAY ST
WHEAT RIDGE CO 80033-3516

LEVIN GARY
2750 QUAIL VALLEY ROAD
SOLVANG CA 93463

GACCETTA BERNICE REVOCABLE LIVING TRUST
1051 E 73RD AVE
DENVER CO 80229-6818

LI YUE
1658 E 141ST AVE
BRIGHTON CO 80602-6380

GACCETTA DANNY AND
GACCETTA BRIANNA
13252 ELIZABETH ST
THORNTON CO 80241-2063

MADRID JORGE CURIEL
4075 W 51ST AVE
DENVER CO 80212-2657

HALEIGH S HOPE INC
6525 GUNPARK DR STE 370-236
BOULDER CO 80301-3346

MARLYNC LLC
16670 JASMINE ST
BRIGHTON CO 80602-6053

HEGGE JOEL AND
HEGGE KAREN
13320 CHERRY CIR
THORNTON CO 80241-1528

MARRONE KENNETH AND
MARRONE STANLEY J
1041 E 71ST AVE
DENVER CO 80229-6809

MARRONE KENNETH M
1041 E 71ST AVE
DENVER CO 80229-6809

PRIMA CAR CARE LLC
6660 FERN DR
DENVER CO 80221-2645

MARRONE KENNETH MICHAEL AND
MARRONE JACKIE LEE
999 E 71ST AVE
DENVER CO 80229-6807

R MOORE PROPERTIES LLC
2721 E 138TH PL
THORNTON CO 80602-7226

MAURER SCOTT AND
MAURER KIMBERLEY W
9114 E 29TH PL
DENVER CO 80238-2718

RENTERIA ROSENDO VETANCOURTH AND
RENTERIA NICOLAS BETANCOURT
355 JULIAN ST
DENVER CO 80219-1435

MC DANIEL LARRY E AND NANCY J
13740 BASALT CT
BROOMFIELD CO 80020

RYAN SHAWN
1075 W 140TH DR
WESTMINSTER CO 80023-9351

MELENDEZ CARLOS AND
MELENDEZ KATHLEEN
1390 E 73RD AVE
DENVER CO 80229

SCOTT MICHAEL AND
SCOTT LORI
7150 LAFAYETTE ST
DENVER CO 80229-6825

NLT LLC
891 E 71ST AVE
DENVER CO 80229-6806

T & G PECOS LLC
6301 FEDERAL BLVD # 3
DENVER CO 80221-2029

NORTH SIDE GARDENS LLC
7285 GILPIN WAY UNIT 100
DENVER CO 80229-6507

T AND G 73RD LLC
6301 FEDERAL BLVD UNIT 3
DENVER CO 80221

PEDOTTO EDWARD M
6946 W 83RD WAY
ARVADA CO 80003-1611

TMA PROPERTIES LLC
6725 W 97TH PL
BROOMFIELD CO 80021-5404

PETERSON DONALD O
12055 WELD CO RD NO. 2
BRIGHTON CO 80601

VENTURE 224 LLC
9555 RALSTON RD
ARVADA CO 80002-2032

PISER FRANCES M
1310 E 73RD AVE
DENVER CO 80229-6823

VIVA A&R LLC
1040 E 71ST AVE
DENVER CO 80229-6810

WASHINGTON COMMERCE CENTER LLC
1331 NW LOVEJOY ST SUITE 755
PORTLAND OR 97209-2799

WASHINGTON GARDENS BPT LLC UND 50% AND
WASHINGTON GARDENS RANDALL LLC UND 50%
C/O COMPTON DANDO INC
DENVER CO 80239-3454

WERSHAW ROBERT L AND
WERSHAW ESTHER B
1566 WINONA CT
DENVER CO 80204-1143

YANTORNO BEVERLY SUE AND HOFFMAN PETER
MICHAEL AND HOFFMAN KIMBERLY ANN
1460 E 73RD AVE
DENVER CO 80229-6902

YANTORNO FRANK L
1414 E 73RD AVE
DENVER CO 80229-6902

EXHIBIT 6.5: OCCUPANT LABELS

CURRENT RESIDENT
7314 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7091 WASHINGTON ST
DENVER CO 80229-6703

CURRENT RESIDENT
7316 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7095 WASHINGTON ST
DENVER CO 80229-6703

CURRENT RESIDENT
7318 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7150 WASHINGTON ST
DENVER CO 80229-6706

CURRENT RESIDENT
7330 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7154 WASHINGTON ST
DENVER CO 80229-6706

CURRENT RESIDENT
7334 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7261 WASHINGTON ST
DENVER CO 80229-6707

CURRENT RESIDENT
7338 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7295 WASHINGTON ST
DENVER CO 80229-6707

CURRENT RESIDENT
7346 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
750 E 71ST AVE UNIT B
DENVER CO 80229-6800

CURRENT RESIDENT
7348 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
750 E 71ST AVE UNIT D
DENVER CO 80229-6800

CURRENT RESIDENT
7352 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
750 E 71ST AVE UNIT C
DENVER CO 80229-6800

CURRENT RESIDENT
7354 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
750 E 71ST AVE UNIT A
DENVER CO 80229-6800

CURRENT RESIDENT
750 E 71ST AVE UNIT E
DENVER CO 80229-6800

CURRENT RESIDENT
1040 E 71ST AVE
DENVER CO 80229-6810

CURRENT RESIDENT
1015 E 70TH AVE
DENVER CO 80229-6803

CURRENT RESIDENT
821 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
1041 E 70TH AVE
DENVER CO 80229-6803

CURRENT RESIDENT
825 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
1061 E 70TH AVE
DENVER CO 80229-6803

CURRENT RESIDENT
831 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
891 E 71ST AVE
DENVER CO 80229-6806

CURRENT RESIDENT
835 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
901 E 71ST AVE
DENVER CO 80229-6807

CURRENT RESIDENT
841 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
999 E 71ST AVE
DENVER CO 80229-6807

CURRENT RESIDENT
845 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
800 E 71ST AVE
DENVER CO 80229-6808

CURRENT RESIDENT
851 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
1041 E 71ST AVE
DENVER CO 80229-6809

CURRENT RESIDENT
853 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
1020 E 71ST AVE
DENVER CO 80229-6810

CURRENT RESIDENT
855 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
859 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
1210 E 73RD AVE
DENVER CO 80229-6821

CURRENT RESIDENT
861 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
1301 E 73RD AVE
DENVER CO 80229-6822

CURRENT RESIDENT
863 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
1327 E 73RD AVE
DENVER CO 80229-6822

CURRENT RESIDENT
865 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
1347 E 73RD AVE
DENVER CO 80229-6822

CURRENT RESIDENT
881 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
1357 E 73RD AVE
DENVER CO 80229-6822

CURRENT RESIDENT
901 E 73RD AVE
DENVER CO 80229-6816

CURRENT RESIDENT
1367 E 73RD AVE
DENVER CO 80229-6822

CURRENT RESIDENT
983 E 73RD AVE
DENVER CO 80229-6816

CURRENT RESIDENT
1310 E 73RD AVE
DENVER CO 80229-6823

CURRENT RESIDENT
940 E 73RD AVE
DENVER CO 80229-6817

CURRENT RESIDENT
1390 E 73RD AVE
DENVER CO 80229-6823

CURRENT RESIDENT
950 E 73RD AVE
DENVER CO 80229-6817

CURRENT RESIDENT
7141 LAFAYETTE ST
DENVER CO 80229-6824

CURRENT RESIDENT
1051 E 73RD AVE
DENVER CO 80229-6818

CURRENT RESIDENT
7150 LAFAYETTE ST
DENVER CO 80229-6825

CURRENT RESIDENT
7220 LAFAYETTE ST
DENVER CO 80229-6827

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A1
DENVER CO 80229-6853

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A11
DENVER CO 80229-6829

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A2
DENVER CO 80229-6853

CURRENT RESIDENT
1161 E 73RD AVE
DENVER CO 80229-6851

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A7
DENVER CO 80229-6853

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A9
DENVER CO 80229-6853

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B3
DENVER CO 80229-6854

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A3
DENVER CO 80229-6853

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B4
DENVER CO 80229-6854

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A4
DENVER CO 80229-6853

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B10
DENVER CO 80229-6854

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A5
DENVER CO 80229-6853

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B7
DENVER CO 80229-6854

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A8
DENVER CO 80229-6853

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B5
DENVER CO 80229-6854

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A10
DENVER CO 80229-6853

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B1
DENVER CO 80229-6854

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A6
DENVER CO 80229-6853

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B6
DENVER CO 80229-6854

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B2
DENVER CO 80229-6854

CURRENT RESIDENT
800 E 73RD AVE UNIT 25
DENVER CO 80229-6855

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B9
DENVER CO 80229-6854

CURRENT RESIDENT
800 E 73RD AVE UNIT 13
DENVER CO 80229-6855

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B8
DENVER CO 80229-6854

CURRENT RESIDENT
800 E 73RD AVE UNIT 9
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 18
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 21
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 17
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 8
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 6
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 19
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 16
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 2
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 5
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 20
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 11
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 7
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 10
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 1
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 12
DENVER CO 80229-6855

CURRENT RESIDENT
850 E 73RD AVE UNIT 7
DENVER CO 80229-6856

CURRENT RESIDENT
800 E 73RD AVE UNIT 15
DENVER CO 80229-6855

CURRENT RESIDENT
850 E 73RD AVE UNIT 2
DENVER CO 80229-6856

CURRENT RESIDENT
800 E 73RD AVE UNIT 14
DENVER CO 80229-6855

CURRENT RESIDENT
850 E 73RD AVE UNIT 3
DENVER CO 80229-6856

CURRENT RESIDENT
800 E 73RD AVE UNIT 3
DENVER CO 80229-6855

CURRENT RESIDENT
850 E 73RD AVE UNIT 9
DENVER CO 80229-6856

CURRENT RESIDENT
800 E 73RD AVE UNIT 4
DENVER CO 80229-6855

CURRENT RESIDENT
850 E 73RD AVE UNIT 12
DENVER CO 80229-6856

CURRENT RESIDENT
850 E 73RD AVE UNIT 1
DENVER CO 80229-6856

CURRENT RESIDENT
850 E 73RD AVE UNIT 4
DENVER CO 80229-6856

CURRENT RESIDENT
850 E 73RD AVE UNIT 6
DENVER CO 80229-6856

CURRENT RESIDENT
850 E 73RD AVE UNIT 11
DENVER CO 80229-6862

CURRENT RESIDENT
850 E 73RD AVE UNIT 5
DENVER CO 80229-6856

CURRENT RESIDENT
1414 E 73RD AVE
DENVER CO 80229-6902

CURRENT RESIDENT
850 E 73RD AVE UNIT 10
DENVER CO 80229-6856

CURRENT RESIDENT
1460 E 73RD AVE
DENVER CO 80229-6902

CURRENT RESIDENT
850 E 73RD AVE UNIT 8
DENVER CO 80229-6856

CURRENT RESIDENT
1480 E 73RD AVE
DENVER CO 80229-6902

EXHIBIT 6.6: REFERRAL LABELS



Referral Listing Case Number RCU2018-00021 TruStile Rezoning

Agency	Contact Information
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Fire Protection District	Chris Wilder 8055 N. WASHINGTON ST. DENVER CO 80229 (303) 289-4683 cwilder@acfpd.org
CDPHE - AIR QUALITY	Richard Coffin 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303.692.3127 richard.coffin@state.co.us
CDPHE - WATER QUALITY PROTECTION SECT	Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WQCD-B2 DENVER CO 80246-1530 303-692-3509 patrick.j.pfaltzgraff@state.co.us
CDPHE SOLID WASTE UNIT	Andy Todd 4300 CHERRY CREEK DR SOUTH HMWMD-CP-B2 DENVER CO 80246-1530 303.691.4049 Andrew.Todd@state.co.us
Century Link, Inc	Brandyn Wiedrich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
COLORADO DEPT OF TRANSPORTATION	Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us

Agency	Contact Information
COLORADO DIVISION OF WILDLIFE	Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
COUNTY ATTORNEY- Email	Christine Francescani CFrancescani@adcogov.org 6884
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787
Engineering Division	Transportation Department PWE 6875
ENVIRONMENTAL ANALYST	Jen Rutter PLN 6841
MAPLETON SCHOOL DISTRICT #1	CHARLOTTE CIANCIO 591 E. 80TH AVE DENVER CO 80229 303-853-1015 charlotte@mapleton.us
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
North Washington Street Water & San Dist	Joe James 3172 E 78th Ave Denver CO 80229 303-288-6664 jjames@nwsbsd.com 303-594-4392
NS - Code Compliance	Kerry Gress kgress@adcogov.org 720.523.6832 kgress@adcogov.org

Agency	Contact Information
NS - Code Compliance	Joaquin Flores 720.523.6207 jflores@adcogov.org
Parks and Open Space Department	Nathan Mosley mpedrucci@adcogov.org aclark@adcogov.org (303) 637-8000 nmosley@adcogov.org
REGIONAL TRANSPORTATION DIST.	CHRIS QUINN 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 chris.quinn@rtd-denver.com
SHERIFF'S OFFICE: SO-HQ	MICHAEL McINTOSH nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcogov.org snielson@adcogov.org (303) 654-1850 aoverton@adcogov.org; mkaiser@adcogov.org; snielson@adcogov.org
Sheriff's Office: SO-SUB	SCOTT MILLER TFuller@adcogov.org, smiller@adcogov.org aoverton@adcogov.org; mkaiser@adcogov.org 720-322-1115 smiller@adcogov.org
TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .
WELBY CITIZEN GROUP	NORMA FRANK 7401 RACE STREET DENVER CO 80229 (303) 288-3152
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

