



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NO.: RCU2016-00038

CASE NAME: Hillen Recycling Facility

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

January 15, 2019

Exhibit 1-Staff Report

CASE No.: RCU2016-00038	CASE NAME: Hillen Recycling Facility
Owner's Name:	William D. Hillen
Applicant's Name:	Hillen Corporation (William Hillen)
Applicant's Address:	7600 Dahlia Street, Commerce City, CO 80022
Location of Request:	7600 Dahlia Street
Nature of Request:	1) Conditional use permit to operate a recycling facility in the I-2 zone district; 2) Over-height stacking of recycled material up to 20 feet
Zone District:	Industrial-2 (I-2)
Site Size:	Approximately 7 acres
Proposed Uses:	Recycling Facility and associated outdoor storage
Existing Use:	Industrial
Hearing Date(s):	PC: December 13, 2018/ 6:00 pm
	BOCC: January 15, 2019/ 9:30 am
Report Date:	January 3, 2018
Case Manager:	Emily Collins <i>EAC</i>
PC and Staff Recommendation:	Approval with 14 Findings of Fact, 2 Conditions Precedent, and 19 Conditions.

SUMMARY OF PREVIOUS APPLICATIONS

The Board of County Commissioners (BOCC) approved the Dahlia Industrial Park subdivision on February 20, 1973. The subject site consists of Lots 4 and 5 of this subdivision.

On October 22, 1984, the BOCC approved a conditional use permit to allow outdoor storage in excess of 100% of the building area on Lot 5. This permit did not include an expiration date.

On September 14, 1981, the BOCC approved a rezoning from Industrial-1 to Industrial-2 and a Certificate of Designation (CD) for the disposal of dirt, mortar, broken brick, concrete and

asphalt for reclamation of former gravel mining uses on the site. The CD was approved for five years and filling operations ceased in 1986.

On February 8, 2016, the County issued a zoning violation for operating a recycling facility without a conditional use permit.

On April 4, 2016, the applicant attended a conceptual review meeting to discuss existing uses, including outdoor storage of aggregate materials and recycling on the property, and how to bring the property into compliance through a conditional use permit.

SUMMARY OF APPLICATION

Background:

The applicant, William Hillen, owns Hillen Corporation, a commercial and residential demolition company. The subject request is to allow a construction and demolition recycling facility, as well as outdoor storage and stacking of aggregate material piles up to 20 feet tall on the property.

As part of the subject request, the applicant submitted a design and operations plan describing activities associated with the proposed recycling facility, including types of accepted materials, crushing and screening operations, mitigation measures, and disposal and reclamation procedures for the site. The main types of materials proposed for crushing and storage on the property are concrete, brick, and masonry. All materials accepted on the site will be separated into material-specific piles for processing. In addition, the applicant stated all materials are tested and approved by Colorado Department of Public Health and Safety prior to demolition to ensure all transported materials onto the subject site are free of contaminants. Any demolition material containing metal, wood, or cardboard are transported to other facilities for recycling. All drywall material is transported to a landfill for disposal. Storage on the site also includes equipment (loaders, excavators, etc), a mobile crusher, roll-off dumpsters, bins, and vehicles.

The proposed use also includes occasional recycling and crushing operations on the property. However, these recycling operations will not exceed 60 days per year and a mobile crusher will be rented for the crushing operations on the property. The management plan provided with the application shows a water suppression truck will be used to mitigate any dust emanating from crushing activities on the property. The crushing activities are proposed to occur between the hours of 8 am and 5 pm. As part of the subject request, the applicant submitted a noise impact analysis. According to this analysis, the mobile crusher to be used for crushing operations has a sound pressure level of 55 decibels when measured at a distance of two-hundred (200) feet from the machine. Sound levels from the mobile crusher when measured at the nearest residential structure will not exceed the County's regulations for maximum permissible sound pressure levels of 55 decibels allowed for residential areas. The nearest residential structure is located approximately 500 feet from the area on Lot 5 designated for crushing and recycling activities.

According to the Traffic Impact Study (TIS) provided with the application, the site will generate an average of 116 daily week day trips. The applicant also provided a landscape and screening plan, which shows approximately 35,178 square feet of landscape area, or 11.93% of the total

site. This conforms to Section 4-16 of the County's Development Standards. Irrigation for the proposed landscaping will be through watering trucks. An eight foot chain link fence with plastic privacy slats is also proposed to be constructed on the perimeter of the site to screen the outdoor storage materials.

Site Characteristic:

The subject property is approximately 7 acres and located approximately one-quarter mile north of the intersection of Highway 224 and Dahlia Street. Access to the site is taken from Dahlia Street. A majority of the property is utilized for outdoor material storage, recycling activities, and parking.

The site is also located in the Mineral Conservation Overlay (MCO). Per Section 3-38 of the County's Development Standards, the purpose of the MCO is to establish reasonable and uniform limitations, safeguards, and controls for the conservation and wise utilization of natural resources and for rehabilitation of excavated land. Land within this classification is designated as containing commercial mineral deposits in sufficient size parcels and in areas where extraction and rehabilitation can be undertaken while still protecting the health, safety, and welfare of the inhabitants of the area and the County. The subject site was previously mined for gravel deposits and reclamation of the property was completed in 1986.

Development Standards and Regulations Requirements:

The subject property is zoned Industrial-2 (I-2). This district is intended to accommodate light manufacturing, processing, fabrication, assembly, and storage of non-hazardous and/or non-obnoxious material and products. Per Section 3-07-01 of the County's Development Standards and Regulations, recycling facilities require approval of a conditional use permit in the I-2 zone district. Recycling facilities are defined as *“operators and owners claiming exclusion from Certificate of Designation Regulations by operating facilities, or sites, receiving solid waste materials, for the purpose of processing, reclaiming, or recycling solid waste materials. The exclusion requires submittal of a design and operations plan to the Community and Economic Development Department, which will be reviewed in accordance with the recyclable materials criteria”*.

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

Per Section 11-02-282 and 11-02-394, outdoor storage is categorized as an industrial use and is defined as *“the storage of materials or inventory naturally and normally incidental to the primary use of a property limited to the primary user of the property, and located on the same*

lot with the primary use. Accessory storage shall not include vehicles, which can be driven off the property under their own power and are licensed to be driven on public rights-of-way. Merchandise for sale or lease shall not be considered accessory storage, except storage of gravel, rock, recycled asphalt, or other landscaping materials shall be considered outdoor storage.”

Conditional Use Permit:

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

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

Recycling facilities may be permitted in the I-2 zone district through the approval of a conditional use permit. The purpose of a conditional use permit is to evaluate a proposed use for consistency with the applicable zone district, the Comprehensive Plan, and compatibility with surrounding development. Per Section 3-25 of the County’s regulations, the purpose of the I-2 zone district is light manufacturing, processing, fabrication, assembly, and storage of non-hazardous materials. Per Section 3-07-01 of the County’s Development Standards, recycling facilities are classified as heavy industrial uses and operations associated with such uses are often of higher intensity due to noise, odor, dust, traffic, and hours of operation associated with the use. The applicant’s operation plan addresses likely impacts of noise, dust, and hours of operation of the use.

According to the applicant, the facility will also be designed to mitigate any nuisances that may be associated with the project, including screen fencing and landscape to provide visual aesthetics and security. Per Section 2-02-08-01 of the Development Standards, the purpose of a conditional use permit is to ensure that a proposed use conditionally permitted in a zone district will be compatible with the surrounding area, as well as character of the neighborhood, and not detrimental to the health, safety, or welfare of inhabitants of the surrounding area. The intensity of the use and associated nuisances makes such industrial uses generally compatible with surrounding industrial developments.

Section 4-10-02-04-07 of the County's Development Standards and Regulations outlines specific performance standards for recycling facilities. These standards include screen fencing, traffic and nuisance control plans, maintaining a neat and orderly site appearance, and compatibility with the surrounding area. Section 4-10-02-04-09 outlines requirements for outdoor storage uses including screen fencing and maximum height of materials, which cannot exceed the height of the screen fence. The site plan provided demonstrates operations of the site shall conform to the County's performance standards, except for the proposed pile heights, which may be permitted through a conditional use permit applied for with this application. The plan shows proposed screen fencing on the property, outdoor storage piles on the property, which will be limited to eight (8) foot pile height for a distance of two-hundred (200) feet from the northern property line, adjacent to existing residential dwellings. The southern portion of Lot 5 is proposed for the storage of crushed brick and concrete up to 20 feet in height. The applicant also provided a landscape and screening plan for the use. This plan shows approximately 35,178 square feet of landscape area, which equates to 11% of the total site area and is in conformance with Section 4-16 of the County's Development Standards.

Future Land Use Designation/Comprehensive Plan:

The subject property is designated as Industrial in the County's future land use map. Per Chapter 5 of the Adams County Comprehensive Plan, Industrial areas are intended to provide a setting for a wide range of employment uses, including manufacturing, warehouses, distribution, and other industries.

A majority of the surrounding properties to the east, west, and north of the subject site are also designated as future land use Industrial. There are six properties directly to the north which are designated as Industrial future land use, but are currently developed with single-family houses built in the 1940's. These properties are likely to be re-developed with commercial or industrial uses in the future. The properties to the south are under the jurisdiction of the City of Commerce City and developed with industrial and outdoor storage uses similar to the proposed facility.

Surrounding Zoning Designations and Existing Use Activity:

Northwest I-2 Commercial	North I-1 Residential	Northeast I-1 Residential
West I-2 Light Industrial	Subject Property I-2 Industrial	East City of Commerce City Industrial
Southwest I-2 Office	South City of Commerce City Industrial	Southeast City of Commerce City Industrial

Compatibility with the Surrounding Land Uses:

The properties to the north of the subject property are developed as commercial and single-family residential. From the application documents, the facility will be designed to mitigate potential impacts such as noise, odor, dust, or light pollution. Further, the site is proposed to be surrounded by screen fencing and landscaping to provide visual aesthetics and security.

Public comments received during the review and referral period were supportive of the proposed recycling facility.

Referral Comments:

Adams County Development Services reviewed the proposed operations and site plan and have no major outstanding comments.

Colorado Department of Transportation, City of Commerce City, and Xcel Energy reviewed the request and had no concerns.

Colorado Department of Public Health and Environment reviewed the request and provided the applicant with guidelines for recycling asphalt, brick, and concrete. In addition, CDPHE stated drywall is not considered a recyclable material, which has been addressed in the recommended conditions of approval.

Tri-County Health Department reviewed the request and had several comments on the design and operations plan. The review recommended the applicant to include health and safety measures such as a vector (rodent) control plan and fugitive dust control measures.

Staff is recommending approval to allow the use on the property for five years with conditions that addresses operations, appearances, vehicular access, and visual mitigation on the property. The recommended conditions include limited hours and days of operation (weekdays between 8am-5pm), dust control measures, installation of a wind speed monitoring device to ensure operations cease during high winds exceeding 35 mph, limitation of the height of outdoor storage, and installation of landscaping and screen fencing to mitigate potential visual impacts of the use. Any violations of the conditional use permit or complaints concerning nuisance conditions attributable to the operation shall be required to be resolved within 24 hours (i.e. for non emergency issues) or may be a justification for a Show Cause Hearing before the Board of County Commissioners to revoke the permit.

PLANNING COMMISSION UPDATE

The Planning Commission (PC) considered this case on December 13, 2018 and unanimously recommended approval of the request (5-0). At the hearing, two members of the public spoke in opposition to the request citing general concerns with the industrial use adjacent to residential homes, concerns regarding degraded health from the dust and poor air quality during crushing operations, and dissatisfaction with the lack of visual mitigation provided by the existing perimeter fencing.

The applicant stated they have operated industrial uses on the subject property for approximately thirty years after the closure of the former gravel pit and reclamation of the site. The PC asked staff if the current recycling facility would be considered a legal, non-conforming use based on the original date of operations. According to the adopted County's development standards in the early 1980's, scrap processing yards, the use category most similar to recycling facilities, was not permitted in the Industrial-2 zone district when the applicant began operations.

After reviewing the staff report, the applicant asked PC to revise the language of several recommended conditions of approval. Recommended condition precedent #2 required the applicant to install a new eight foot tall fence constructed of wood or masonry along the northern property line to provide visual mitigation for the adjacent residential dwellings. The applicant explained the difficulty of installing required landscaping on this portion of their property and instead requested to keep the existing chain link fence from the 1980's and install privacy slats or other materials. After reviewing site inspection photographs, PC determined the existing chain link fence is in disrepair and must be replaced with a solid screen fence in accordance with the County's requirements for screening outdoor storage. The applicant ultimately agreed to install landscape and fencing as shown on the submitted site plan prior to March 30, 2019.

The applicant requested a change to the expiration date as outlined in recommended condition of approval #2, requesting a ten year expiration date. PC supported staff's recommendation of a five year approval to allow the applicant adequate time to demonstrate the site and all operations remain in compliance with all conditions.

After discussion with the applicant and considering public testimony, the PC recommended to limit crushing and sorting operations to the hours of 8 am to 5 pm Monday through Friday. The applicant also agreed to reduce the number of days for crushing operations to a maximum of 30 days per year. Other business operations on the site are permitted between 6 am and 6 pm Monday through Saturday.

Regarding site operations and nuisance conditions, PC asked the applicant how dust and roadway debris (mud) are mitigated at the site. The applicant explained that there is a watering system included on the crushing machine and a water truck used during crushing operations. PC recommended revised language on conditions #4 and #6 to require the applicant to dampen gravel surfaces throughout the site on a weekly basis and install a vehicle tracking pad on the site for erosion and sediment control.

In addition, the PC discussed air quality monitoring during crushing operations and requested staff to investigate options prior to the Board of County Commissioners hearing. According to the Colorado Department of Public Health and Environment, depending on the quantity of material crushed, the operations may be required to obtain an Air Pollutant Emissions Notice (APEN). The site would also be subject to opacity standards and fugitive dust control regulations for all on-site crushing operations. Staff has added a recommended condition of approval to require quarterly testing and reporting for the proposed recycling operations.

PC and Staff Recommendations:

Based upon the revised application, the criteria for approval of a conditional use permit and recycling facility, and a recent site visit, PC and staff recommend Approval of this request with 14 findings-of-fact, 2 conditions precedent, and 19 conditions:

RECOMMENDED FINDINGS OF FACT

Conditional Use:

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.

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

Recycling Facility:

9. There is a need for the recycling operation for the benefit of Adams County and the proposed end use of the recycled material is a viable marketable material.
10. The request is compatible with the Adams County Comprehensive Plan, does not comply with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and does not comply with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
11. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and Environment, Tri-County Health Department, Fire District, and other relevant agencies.
12. The proposed facility will not cause significant traffic congestion or traffic hazards.
13. The request is compatible with the surrounding area.
14. The site will not impact health and welfare of the community based upon specific recycling facility design and operating procedures.

Recommended Conditions Precedent:

1. Prior to commencing operations, and thereafter during the active life of the facility, and for one (1) year after closure, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. The amount of said bond shall be in the amount necessary to remove materials from recycling facilities for disposal at an appropriate disposal facility. The amount of the bond shall be calculated to include removal, tipping fees, and transportation costs. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare of residents as a result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including Adams County staff time expended in such corrective actions.
2. The applicant shall install all landscape and screening, as shown on the approved plan submitted with this application, including a minimum eight-foot solid screen fence

constructed of wood or masonry material to replace the existing chain link fence along the north property line. These improvements shall be installed and inspected prior to issuance of a Notice to Proceed or any building permits. Improvements shall be installed no later than March 30, 2019.

Recommended Conditions:

1. Prior to continuing operations, the applicant shall receive a "Notice to Proceed" from the Community and Economic Development Department. The applicant shall provide written proof that all conditions precedent has been satisfied prior to receiving the notice.
2. The conditional use permit shall expire on January 15, 2024 (5 years).
3. Hours of operation shall be limited to 8 am to 5 pm, Monday through Friday for crushing and sorting operations. Other business operations shall be limited to 6 am to 6 pm Monday through Saturday. No operations shall occur on weekends. Crushing operations shall be limited to a maximum of 30 calendar days per year.
4. Fugitive dust control mechanisms must be in place and functioning at all times and shall include dust mitigation on the access road. The applicant shall water all gravel areas a minimum of once per week.
5. The facility shall cease operations during times of high winds. High winds shall be defined as wind speeds exceeding 35 mph or sustained 25 mph. An on-site anemometer shall be installed and daily wind speeds recorded to be kept with operational records.
6. The applicant shall install and maintain a vehicle tracking pad on the subject property, after review and approval by Development Services Engineering, to be used for erosion and sediment control.
7. Lighting shall be arranged and positioned so no direct lighting or reflection of lighting creates a nuisance or hazard to any adjoining property or right-of-way.
8. Adams County inspectors and the Colorado Department of Public Health and Environment reserve the right to inspect the site during reasonable working hours in order to evaluate compliance with solid waste regulations and conditions of the Conditional Use Permit. Notice of inspection may be given prior to the inspection.
9. Waste associated with or generated by the recycling facility shall only be disposed of at permitted solid waste disposal sites or facilities.
10. The operators shall remove trash, or other waste material, of the type which is brought to the facility, along public rights-of-way within one-half (1/2) mile of the facility which is attributable to the facility operations.
11. The operator shall maintain records showing amounts of stockpiled materials both processed and unprocessed. In addition, records containing customer lists and records showing amounts of recycled material shipped off site shall be maintained.
12. The site shall maintain a clean, neat, and orderly appearance (i.e. clean, neat, and orderly includes, but would not be limited to, screening items from the public view, maintaining

drive lanes on site, keeping storage areas organized, etc). Stockpiles of materials may only be placed as specified on the site plan.

13. The facility shall be limited only to those materials and processes described in the Design and Operations plan submitted with this application. Any changes to types of material or processes shall require an amended conditional use permit.
14. Outdoor storage of crushed materials shall not be permitted over the height of the screen fence (8 ft) for a distance of 200 feet from the northern property line as shown on the approved site plan. Maximum pile height for crushed material (concrete, brick, etc.) shall be 20 feet in height as shown on the site approved site plan.
15. All complaints received by the applicant concerning nuisance conditions attributable to the operation, and the resolution of those complaints, shall be conveyed to the Department of Community and Economic Development. Impacts from nuisance conditions from the operation shall be responded to and resolved immediately (at most within 24 hours for non-emergency issues) by the applicant. Disputes concerning nuisance conditions from the operation may be resolved by the Department of Community and Economic Development and may be justification for a Show Cause Hearing before the Adams County Board of County Commissioners.
16. Violations to the conditions of approval may result in a show cause hearing before the Board of County Commissioners to revoke or suspend the conditional use permit.
17. Shingles are not considered a recyclable material and shall not be accepted at this facility as such, except in de minimis amounts as a solid waste and then properly disposed of at a permitted waste disposal site.
18. Noise emanating from the site shall be within the limits defined in the noise impact plan submitted with this application.
19. The applicant shall perform quarterly air quality monitoring and provide a quarterly report to Adams County. The testing shall consist of PM10 air monitoring conducted over an 8 hour shift at representative locations along the east, west, south and north side of the facility. The PM10 levels shall be compared to the EPA National Ambient Air Quality Standard (NAAQS) for Particle Pollution (PM10) at 150 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) over an integrated 24 hour period. PM10 monitoring shall be conducted during normal work hours and for work activities with the highest potential to contribute to dust levels from approximately 8 a.m. to 5 p.m.

CITIZEN COMMENTS

Notifications Sent	Comments Received
138	3

Notices were sent to all property owners and occupants within 750-foot radius of the site. Staff received three comments. Two comments were in support of the request and the third comment, which included a petition signed by provided seven residents, stated concerns regarding air quality and dust control. The application includes dust control measures such as wind speed monitoring and dust suppression (water trucks). In addition, staff has recommended conditions of approval to address this concern.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

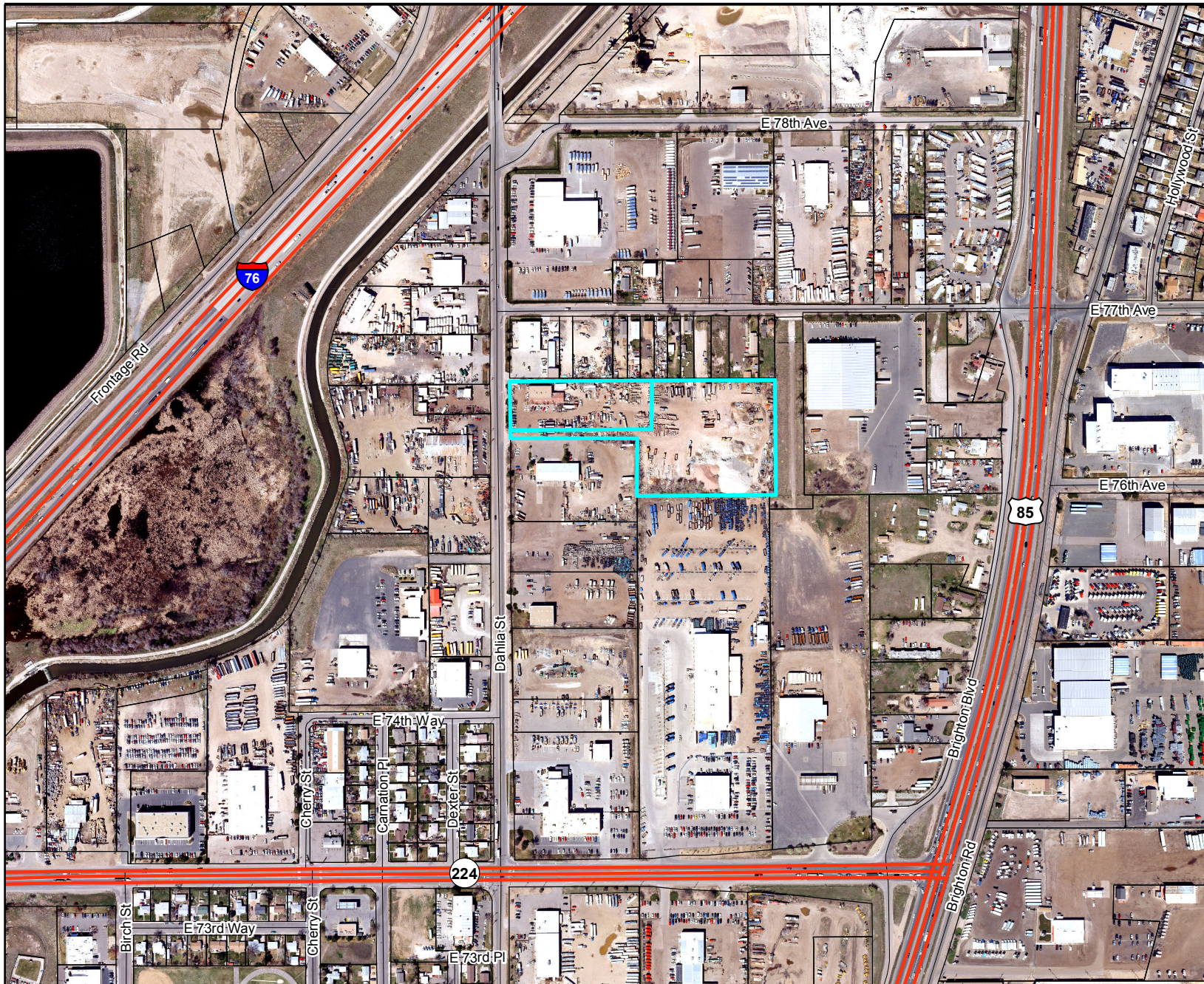
Colorado Department of Public Health and Environment
Tri-County Health Department

Responding without Concerns:

City of Commerce City
Colorado Department of Transportation
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams County School District 14
Century Link
Colorado Division of Wildlife
Comcast
Metro Wastewater Reclamation
RTD



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)

Hillen Recycling Facility

RCU2016-00038

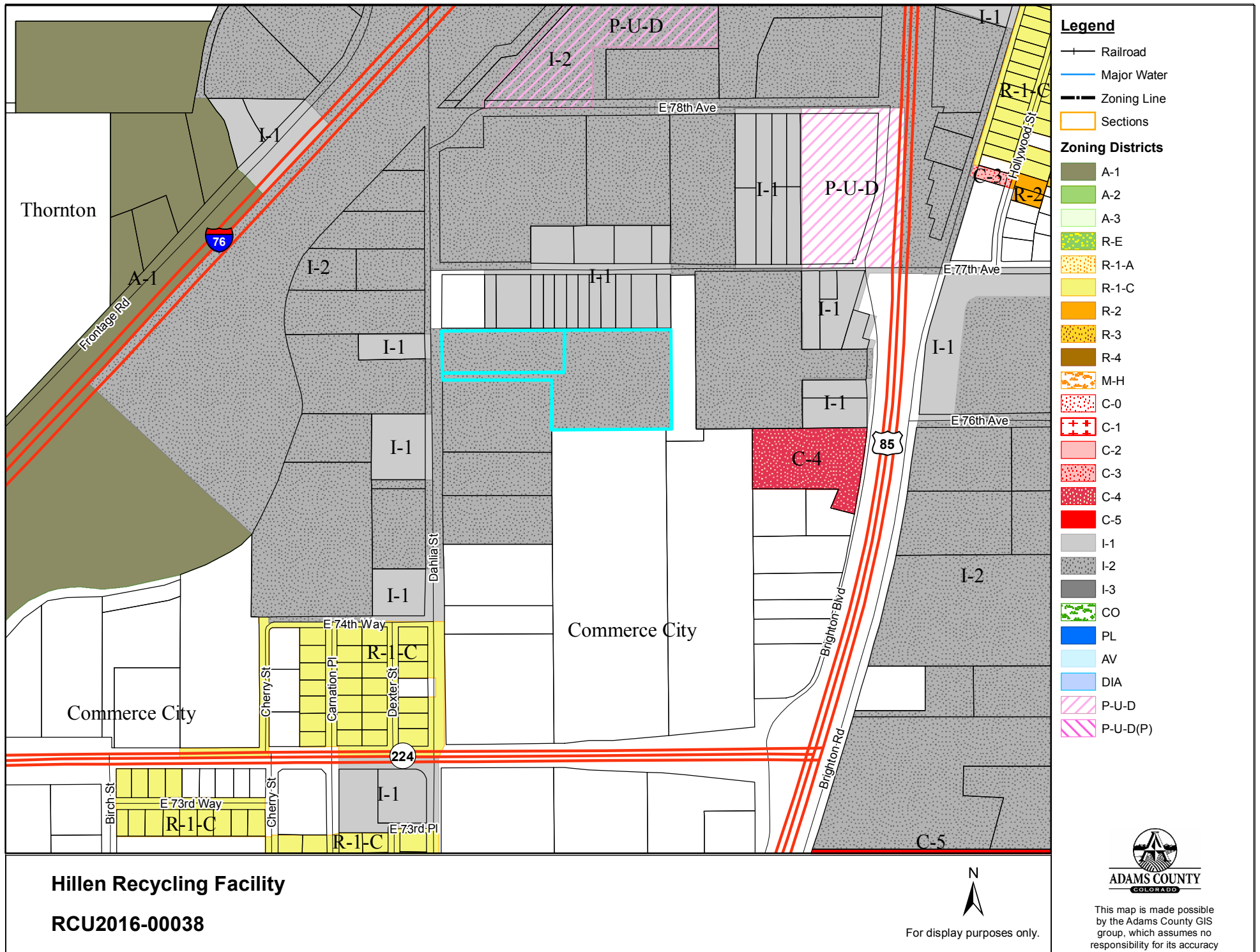


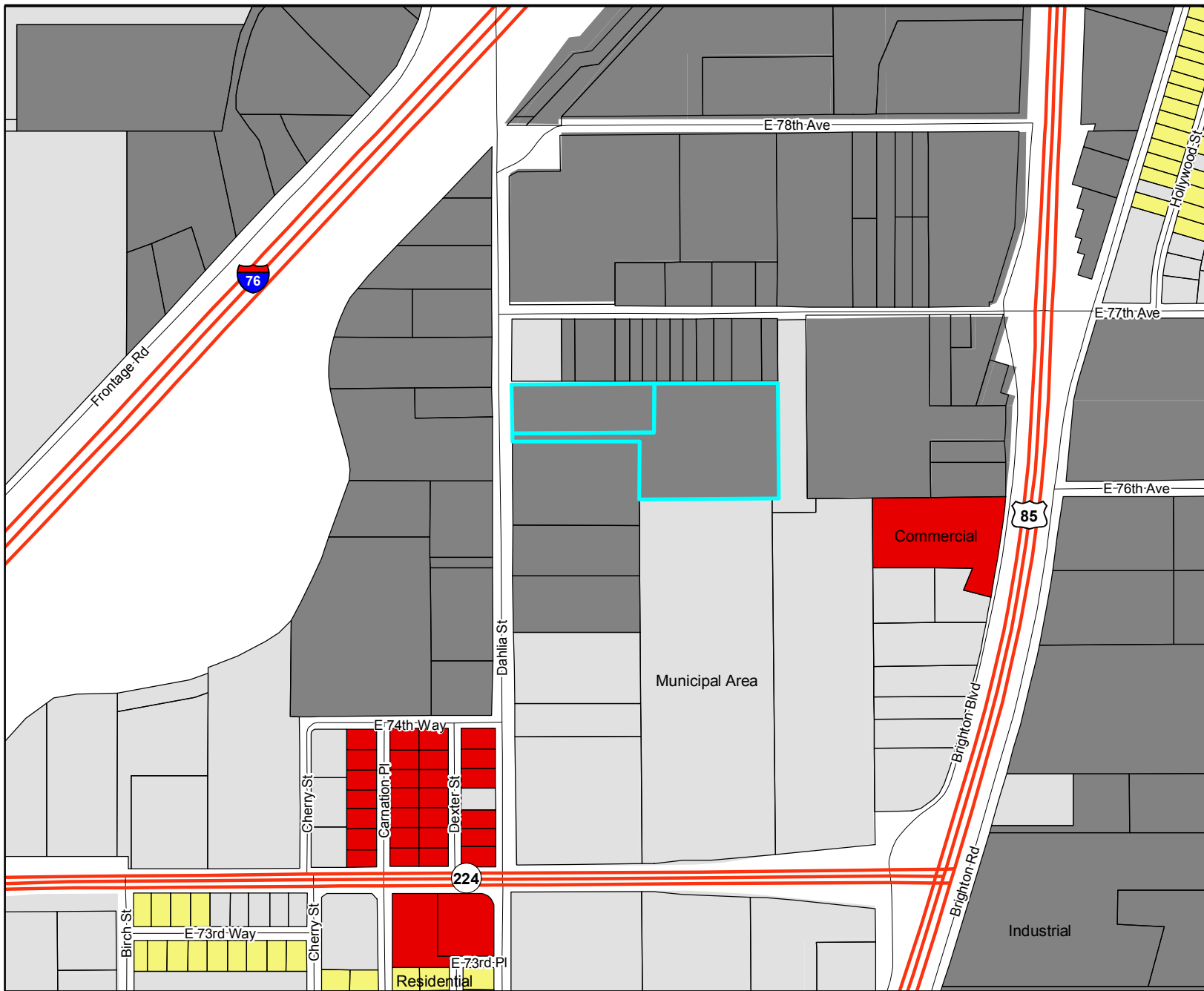
For display purposes only.



ADAMS COUNTY
COLORADO

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





Legend

- +— 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)

Hillen Recycling Facility

RCU2016-00038



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ADAMS COUNTY
COLORADO

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**OPERATIONS PLAN INDUSTRIAL
RECYCLING OPERATIONS
FOR
HILLEN CORPORATION

7600 DAHLIA STREET COMMERCE CITY,
COLORADO**

October 2018

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Appendix:

Site Plan

Landscape Plan

South Adams County Fire Department Plan Approval

Financial Bonding Letter

Fence Photos

1 INTRODUCTION

Hillen Corporation developed this Operations Plan as an exempt Recycling Facility under the Conditional Use Permit process for their approximately 7- acre property at 7600 Dahlia Street, Commerce City, CO (the “Property”). The Property is owned by William D. Hillen, and is currently zoned I-2. The Site is being permitted under Conditional Use Case RCU2016-00038 from Adams County, following a Conceptual Review Meeting regarding permitting of the facility.

The Conceptual Review Meeting with Adams County was held on March 28, 2016 to determine the County’s requirements for approving a Conditional Use Permit (CUP) for the facility. This Operations Plan is being submitted to satisfy Adams County and Colorado Department of Public Health and Environment (CDPHE) requirements for CUP approval of a recycling facility in accordance with Section 11-02-428 of the Adams County Development Standards and Regulations and Section 30-20-102(5) C.R.S and Section 8.5 of the State Solid Waste Regulations.

1.1 RESPONSIBLE PARTY CONTACTS

The owner and operator of the Property is Hillen Corporation. Contact information is provided below:

Hillen Corporation
William D. Hillen Jr.
William D. Hillen III
7600 Dahlia St. Commerce City, CO 80022
(303) 287-2664

1.2 FACILITY LEGAL DESCRIPTION

The Property address is 7600 Dahlia St. in Adams County, Colorado. The Site Map in the appendix shows the general location. The Property is part of the Dahlia Industrial Park (Lots 4 & 5) and the legal description is filed with Adams County under Parcel Numbers 0172131106037, 0172131106039.

1.3 USE AND ZONING

The Property is zoned industrial I-2, which allows for various industrial uses. Recycling activities conducted at the facility qualify as an exclusion from a Certificate of Designation regulations and are permitted under a CUP in an I-2 zone district.

2 FACILITY DESCRIPTION

2.1 SITE LOCATION

The Site is located approximately 0.3 miles north of E. 74th Avenue on the East side of Dahlia Street. The Property elevation is approximately 5130 feet above mean sea level (amsl). The Property is not in a designated floodplain or potential flooding area. The South Platte River is located west and north west of the Property approximately 4 miles away.

A Site location map and FEMA panel maps are shown in the appendix.

2.2 SITE TOPOGRAPHY

The Site topography is presented on the Land Survey Plat map in the appendix. The Site is relatively flat and was restored to its original elevation in 1986 after a previous landfill operation was closed. There are no plans to alter the current elevation of the facility.

2.3 FACILITY LAYOUT, SITE ACCESS AND SITE CAPACITY

The entrance to the Property is on the western portion of the Property from Dahlia Street, approximately 1500 feet north of East 74th Avenue. The entrance road is at least 30 feet wide and has already been improved with a paved asphalt entrance and asphalt aggregate, crushed concrete, rock and/or a suitable recycled aggregate, and will be maintained with this material as needed during the operation of the facility. The entire Site is fenced at the perimeter. The access road has a locked gate prohibiting unauthorized entry to the facility.

The facility has the capacity to sort as many loads of materials in the space and with constraints on operating hours. Much of the materials delivered and sorted is shipped off-site so the limitation is only on the capacity of the concrete and other materials that would be stored on-site.

2.4 STORMWATER AND SANITARY DISPOSAL UTILITIES

Stormwater is collected in a retention basin along the southeastern boundary. This stormwater retention basin has been collecting stormwater from approximately 175 acres of adjacent properties. The basin may be reconfigured in the future to eliminate the neighboring properties discharge on to the property or routed to 74th Avenue infrastructure project.

2.5 SURFACE WATER AND SURFACE DRAINAGE CONTROL

There is no known surface water on the site. The topography at the site indicates that surface water will flow primarily to the southwest corner of the property where it enters the stormwater retention pond on the southwest boundary. The surface water does not discharge from the retention pond. A smaller portion of the surface water flows out to roadside drainage along Dahlia Street. The entrance is landscaped and has curb and gutter improvements. The concrete and asphalt in the entrance area and around the buildings are impervious. The paved area also provides sufficient distances to eliminate any vehicle tracking off mud or dirt off-site.

2.6 IMPERVIOUS AREAS

There are no paved areas on the site except as noted above. Portions of the site are covered with recycled asphalt aggregate or crushed concrete aggregate. Other areas are dirt. The entrance area is covered with paved asphalt, curb and gutter, and a drive pan with rock aggregate across the back portion of the site.

3 FACILITY OPERATIONS

3.1 WASTE HANDLING OPERATIONS

Materials from a construction site are placed into a roll-off box and transported to Hillen's site for separation. A smaller portion of the materials may be pre-sorted at the customer's location and transported from there by Hillen personnel from there to a recycling facility designated for handling the materials. The frequency can be weekly or every other week depending on incoming volume. A busy week averages 15 roll off tandem loads at most to process the reclaimed construction materials. Further sorting and preparation for resale is described below.

3.2 TYPES OF ACCEPTABLE MATERIALS

The types of materials received are uncontaminated construction materials generated from either demolition or new construction. No liquids are accepted at the facility. These materials are typically used and sought by customers seeking LEED credits for building construction or a desire to recycle construction materials. A list of the materials is listed below:

- concrete and concrete fragments - are all crushed and reused
- brick and masonry fragments - are all crushed and reused
- metal scrap - goes to IMI or Rocky Mountain
- wood scrap - goes to A1 Organics
- drywall - goes to landfills for covering material
- cardboard - goes to Waste Management for recycling

3.3 WASTE RECEIVING

Materials are brought on-site in roll-off containers and then placed in separate roll-off containers according to material type. Metals are shipped off-site to IMI, a metal reclaimer. Wood materials are shipped off-site to A1 Organics for recycling into landscape mulch. Brick is sorted for potential reuse, stacked on pallets for reuse on future jobs or sale, or crushed to be used as a recycled aggregate. Non-usable brick and concrete is reduced in size with a hydraulic pulverizer or crusher. Crushed concrete and brick is available for use on future jobs or for sale.

The only material received at the Hillen facility will be recovered material as described above.

3.4 HOURS OF OPERATION

The typical hours of operation are between 8:00 AM and 5:00 PM Monday thru Friday. There may occasionally be time periods when the Site may be open other hours.

3.5 OPERATIONS PERSONNEL

The Site will be manned with at least one Hillen employee on site at-all-times. Deliveries are made by Hillen trucks and then inspected by Hillen personnel. The personnel will sort through the materials after placing them on the ground. Other personnel will use equipment to manage the heavier materials and place them into the appropriate containers or stockpiles.

3.5.1 Job Descriptions and Training

Drivers: Drivers are required to be able to determine if the materials loaded in the roll-off container are acceptable at the Hillen facility. They cover the loads and transport them to the facility.

Sorters: Materials placed on the ground in the sorting areas are manually placed into stacks or roll-off boxes. The sorters work with equipment operators to move heavy materials for optimal sorting.

Equipment Operators: The equipment used to sort the materials (loader, skid steer, and excavator with grapple or bucket with thumb) is done by the equipment operators.

3.6 SITE ACCESS CONTROL, SITE AND MATERIAL SECURITY

Access to the Site is from the existing entrance road on Dahlia Street. The entire property is fenced with a 6-foot chain link fence. The access entrance has a gate that is locked prohibiting unauthorized entry to the fill area when the facility is unattended or is closed.

Traffic to the facility will enter the Site from the intersection of 74th Avenue and Dahlia Street, and travel north approximately 0.3 miles on Dahlia Street to the facility entrance. The anticipated number of deliveries range between zero and 20 trips per day with an average of 10-12 deliveries. This is the number of trips that typically entered the facility prior to the sorting operations. There were no previous problems or concerns associated with traffic to the site associated with operations.

3.7 SCREENING FOR SUSPECTED CONTAMINANTS

It is very important to Hillen that only acceptable uncontaminated construction materials are delivered to the site because they want to ensure that the site remains clean and that there will never be any detectable concentrations of contaminants in the soil or groundwater caused by its operation. Hillen owns the property and has a vested interest in not having any contamination problems of any kind at the site. Materials are tested on the job site before being able to be brought to the site. All demolition projects must be tested and approved by the state (CDPHE) of all hazardous materials prior to demolition work beginning. All operations are above ground and we don't accept any liquids.

3.7.1 Brick Screening

Any brick that is chipped or broken cannot be recycled or resold. Hillen crushes the bricks that are broken. There's very little non-usable concrete. If it has foam or waterproofing (tar) it cannot be recycled and will be hauled off to the landfill.

3.8 EQUIPMENT

The following equipment is kept or stored on Site

- Trucks and roll-off containers
- Loaders
- Excavators
- Skid steer loaders

Equipment will be used for moving, sorting and resizing materials as required for resale.

In terms of crushing, Hillen rents a crusher every year and operates it for a maximum of 60 days in the fall and winter season because the weather is optimal for dust control. Hours of operation are not outside of 8 AM – 5 PM.

3.9 RESOURCE PROTECTION AND CONTROLS

3.9.1 Water Quality and Drainage Utilities

There are no bodies of water running through or adjacent to the property. Stormwater drainage controls installed during previous operation, a water retention basin, are monitored to ensure they function as intended.

3.9.2 Dust Control

Dust will be controlled at the Site by the application of water on roadways as needed. Dust may also be controlled by placing dust suppression chemicals on the roadway. The dust suppression chemicals include calcium chloride, lignin and polymers. Per the State of Colorado CDPHE's regulations, "High wind warning" means that sustained winds of forty miles per hour (40 MPH) or greater, or gust of fifty five miles per hour (55 MPH) or greater, are expected to persist for one hour or longer, as defined by the National Weather Service. Section 2.1.11 states that Sites and facilities shall have a minimum of windblown debris. The facility shall cease operations during periods when high wind warnings as defined in Section 1.2 are verified on-site. If the facility has no wind velocity measuring device, closure decisions shall be based on readings obtained hourly by the facility operator from the nearest national weather service office or other location approved by the Department with concurrence from the local governing body having jurisdiction. Hillen will continue to monitor the wind speeds from the National Weather Service, and cease operation of crushing or sorting immediately upon a "High Wind Warning". Hillen also is installing a wind monitoring device on the roof of the office building that will be monitored by office personnel.

In addition, all Hillen trucks that are loaded are covered with tarp when entering and leaving the site.

3.9.3 Litter Control

Litter is not expected to be a significant concern due to the types of materials brought on Site. Any litter found in the construction materials will be removed and placed into waste containers on Site. If litter from drivers or operators needs to be contained, waste cans (empty clean drum or similar) and a dumpster placed in an appropriate area on Site. Employees will be instructed to place waste into the containers. The containers will be collected and emptied by a commercial waste collection company on a regular basis.

3.9.4 Noise

The noise at the Site should be limited to the use of the equipment and trucks on the property during prescribed business times. All equipment will be maintained and have appropriate muffling devices. There are eight residences to the north of the facility and roll-off operations will be limited to the hours of 8 AM to 5 PM. Hillen complies with noise standards set by section 4-13-03 of the Adams County Design Requirements and Performance Standards.

Noise levels at the residences to the north will be lower than the street noise on 77th Avenue. The Metro Crusher Hillen uses has a decibel rating of 85, at 65 meters (200 feet), the decibel rating drops 35% which is 55 decibels. The entire operation will take place 250' – 300' minimum from the residences on 77th Avenue and will be done in the far southeast corner of Lot 5.

3.9.5 Landscaping and Fencing

The property has been landscaped along the full length of the property line on Dahlia Street. It is believed that this is sufficient to maintain a nice, desirable appearance from the street. The six-

foot fence on the north will be maintained and kept. Existing landscape can be viewed in the landscape plan.

3.9.6 Removal of Trash from Right-of-Way

Hillen personnel will monitor and remove trash or other waste material along the public rights-surrounding the property and monitor and remove any material found within 1/2 mile of the facility that is of the type which is brought to the facility. A significant amount of blowing trash has not been an issue with the operations, however, policing for windblown debris will be done on a regular basis.

3.9.7 Fire Safety

The materials placed on the Site are mainly non-flammable except for wood materials. The wood is removed from the Site as soon as the container is full and generally every other day for mulching and resale. If a fire were to be on Site, the water truck would be available to suppress the burning debris or soils would be used to smother the fire. The local fire department will be contacted to fight a fire. This information will be kept in the company health, safety and emergency planning.

Each piece of equipment on Site will have a fire extinguisher on board to use in the event of equipment or small fire.

The South Adams County Fire Department has notified Hillen and Adams County that Hillen is in compliance of all fire safety regulations. See appendix for approval.

3.10 PARKING

Refer to the site plan for specifics on parking spots. The parking area will be paved upon approval by the Board of County Commissioners within 30 days.

3.11 WHOLESALE AND RETAIL SALES OPERATIONS

Hillen Corp typically sells reclaimed building materials on a retail basis to individuals, home builders, contractors and building supply companies. The most popular product is reclaimed brick; Hillen also sells paving brick, masonry block, stone, construction lumber, glass block and carpet squares.

Hillen sells to:

- Homeowners to match their existing brick for repairs or additions
- Commercial builders for historic renovations and new builds
- Crushed brick and concrete are sold to homeowners and landscape contractors

Customers come during typical business hours, Monday to Friday from 8 AM - 5 PM. Delivery/pickup can be done on an individual basis, or can be as big as a commercial vehicle for larger purchases.

RECORDKEEPING AND REPORTING REQUIREMENTS

4.1 RECORDKEEPING

An operations plan file will be kept on-site at the Hillen office. The operations plan file will include the following:

- The Operations Plan
- Incoming material volumes and sources
- Inspection records and agency approvals and correspondences
- Notifications, demonstrations, waivers, certifications and other plans required by regulations
- Construction as-built detail as necessary
- Financial assurance documentation

This information will be kept on file for a minimum of three years.

4.2 INSPECTIONS, MAINTENANCE AND REPORTING

The entire Site will be inspected on an annual basis per Hillen's renewal with Colorado Department of Public Health and Environment. In addition, Hillen does its own inspections. The inspection will focus on:

- overall performance of the nuisance controls
- overall performance of the surface water control system, including both erosion and plugging,
- vandalism of or inadvertent damage to the perimeter fencing

Recycling activities will be documented on the State Recycling Facility Annual Reporting Form, per Section 8.5.6 of the Solid Waste Regulations. The report will include the following data:

1. Types of materials recovered for recycling based on the material classification;
2. Amount in tons of each material recovered for recycling;
3. Destination per material and amount per destination to prevent double counting; and
4. Amount of material remaining on-site.

If deficiencies, malfunctions or deteriorations are observed at other times, such deficiencies will be documented and remedied within 60 days of discovery or schedule as approved by CDPHE.

5 CLOSURE AND FINANCIAL ASSURANCE PLANS

5.1 NOTIFICATION OF CLOSURE

Adams County and CDPHE will be notified in writing at least 60 calendar days in advance of any planned closure date. Prior to completing closure activities, all recyclable materials and solid waste shall be processed, reclaimed, or recycled so that potential off-site run-off and nuisance conditions will be addressed. Closure will be completed within 180 calendar days of initiating closure activities. A final report will be submitted within 90 calendar days of completing closure.

5.2 CLOSURE ELEVATIONS

The closure elevations will be consistent with current grade, which is in line with historical information on existing natural grade, as shown on the facility map.

5.3 REVEGETATION

The lot areas and any other unpaved areas will be revegetated with non-irrigated grasses after placing mulch or other media to assist with plant growth or covered with recycled aggregates as appropriate for future use. Sustained plant growth should be seen within two years after revegetation or additional seeding will be done where needed.

5.4 POST-CLOSURE ACTIVITIES

The vegetation will be monitored to see that proper plant growth is occurring and is sustainable within 2-3 years. Areas that do not have sufficient plant growth will have additional revegetation to control weed growth. Areas of surface base showing indication of erosion or rutting will be re-stabilized as needed. Mowing will be done on a periodic basis for weed control.

5.5 FINANCIAL ASSURANCE

In the appendix section of the operations plan, a financial bond written by Merchants Bonding Company to cover the removal of materials from the Hillen recycling facility is estimated at \$100,670 based on industry standards. The appendix has a copy of the bond and calculation.

APPENDIX

Site Plan

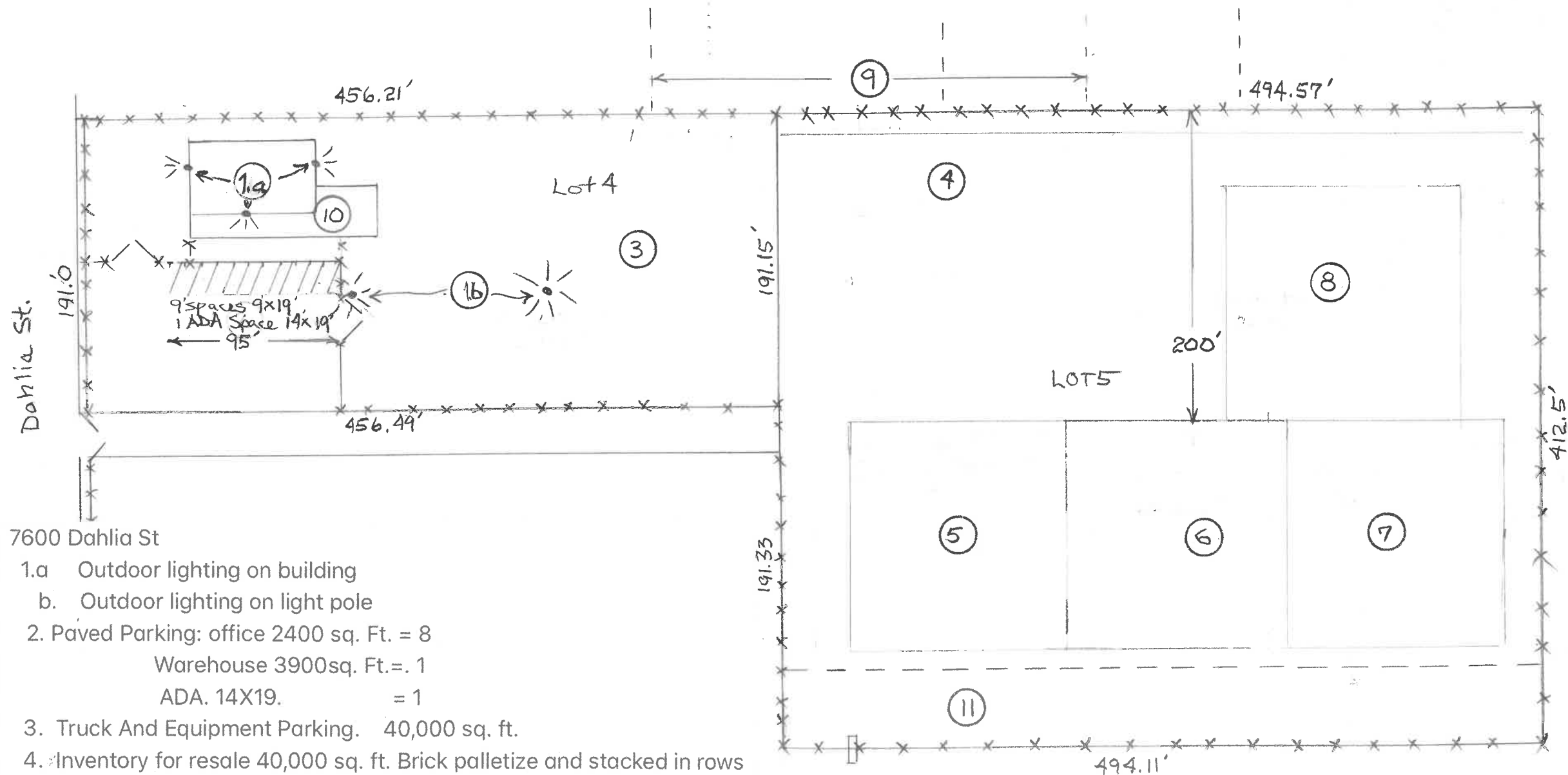
Landscape Plan

South Adams County Fire Department Plan Approval

Financial Bonding Letter

Bonding Calculation

Fence Photos



7600 Dahlia St

1.a Outdoor lighting on building

b. Outdoor lighting on light pole

2. Paved Parking: office 2400 sq. Ft. = 8

Warehouse 3900sq. Ft.=. 1

ADA. 14X19. = 1

3. Truck And Equipment Parking. 40,000 sq. ft.

4. Inventory for resale 40,000 sq. ft. Brick palletize and stacked in rows

5. Construction Materials Sorting 20,000 sq. ft.

6. Concrete to crush 20,000 sq. ft. Maximum 20' height

7. Crushes and sized concrete 20,000 sq. ft. Max. 20'height

8. Brick reclaiming 20,000 sq. ft.

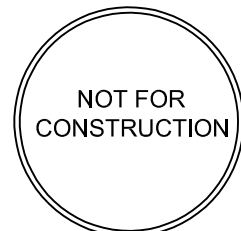
9. 8' Fence @residences

10. Wind monitor on building

11. Storm Water Retention 50' X 494'=24,700 sq.ft.

Scale 1"=40'
Reduced 50%

H I L L E N C O R P .
7600 DAHLIA STREET,
COMMERCE CITY, CO. 80022



ISSUE			
DATE: 3.22.18			
DRAWN: EAK		REVIEWED: EAK	
REV: #	DATE	DESCRIPTION	
	5.15.18		
	10.8.18		
	10.11.18		

CONCEPT
DESIGN

PROJECT NUM: 1514

SITE
PLAN

SHEET NUMBER

L0 - 1



LANDSCAPED AREA 1: 4,393 SF
LANDSCAPED AREA 2: 1,200.00 SF
LANDSCAPED AREA 3: 10,000 SF
LANDSCAPED AREA 4: 11,925 SF
LANDSCAPED AREA 5: 5,100 SF
LANDSCAPED AREAS 6 & 7: 2,560 SF

TOTAL AREA: 294,795 SF
TOTAL LANDSCAPED AREA: 35,178 SF

PERCENTAGE LANDSCAPED AREA: 11.93%



From: Greg Labrie GLabrie@adcogov.org
Subject: FW: Development Agreement.pdf
Date: Jul 16, 2018 at 3:30:23 PM
To: hillenbill@aol.com
Cc: Emily Collins ECollins@adcogov.org

Bill,

I have reviewed the attached development agreement and case file for project number RCU2016-00038 and determined that the requested public improvements which included curb, gutter, and sidewalk as stated in the comments of project number PRE2016-00015 is no longer required. The public improvements required for this project were already completed during the approval process for the original conditional use.

Email or call with questions.

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



From: Bill Hillen [<mailto:hillenbill@aol.com>]
Sent: Monday, July 16, 2018 2:54 PM
To: Greg Labrie
Subject: Development Agreement.pdf

Enclosed attachment, Development Agreement
All improvements were finished and inspected and the one year acceptance has long passed.
Thanks Bill Hillen

Sent from my iPad

From: **Randall Weigum** rweigum@sacfd.org
Subject: **Conditional Use Permit 7600 Dahlia Street**
Date: **Jun 6, 2018 at 8:02:02 AM**
To: hillenbill@aol.com

Mr. Hillen,

The South Adams County Fire Department has reviewed your application for a Conditional Use Permit for 7600 Dahlia Street, Adams County, Commerce City, CO 80022. I have no comments and approve your Conditional Use Permit.

Respectfully,

Randall S. Weigum
Division Chief/Fire Marshal
South Adams Fire Protection District
Office (303) 288-0835
rweigum@sacfd.org



South Adams County Fire Department

6050 Syracuse St.

Commerce City, CO 80022

Phone: (303) 288-0835

Fax: (303) 288-5977

Fire Prevention Bureau

Plan Review and Construction Permit Application

Notice: All plan submittals will be a Minimum of a Thirty (30) business day review process.

Project Information			
Project Name:	Hillen Corp.		Date of Submittal:
Project Address:	7600 Dahlia St.		Suite #:
Project Sq. Ft.:	Office 2600 Existing Warehouse 3900	Building Dept:	<input checked="" type="checkbox"/> Adams County <input type="checkbox"/> City of Commerce City
Construction Type:	Frame/Masonry Concrete/Pre-Cast	Occupancy Group:	
Number of Stories:	1	Main contact:	Bill Hillen
Type of Project (select one):			
<input type="checkbox"/> New Building	<input type="checkbox"/> Tenant Finish	<input type="checkbox"/> Water Plan	<input type="checkbox"/> Sprinkler <input type="checkbox"/> Fire alarm
<input type="checkbox"/> Temporary Structure (Tent)	<input type="checkbox"/> Firework Display/Sales	<input type="checkbox"/> Pre-Engineered System	
<input checked="" type="checkbox"/> Operational Permit Conditional Use	<input type="checkbox"/> City Referral	<input checked="" type="checkbox"/> County Referral	
<input type="checkbox"/> Other			
Contractor/ Submitting Party Information		Owner or Lessee Information	
Contact Name:	Bill Hillen	Contact Name:	Bill Hillen
Title:		Title:	
Company Name:	Hillen Corp	Company Name:	Hillen Corp.
Address:		Address:	7600 Dahlia St.
City, State, Zip:		City, State, Zip:	Commerce City, Co. 80022
Phone:		Fax:	
Email:		Phone:	303 472 1852 Cell Fax: 303 287-1663
		Email:	hillenbill@aol.com
Please Answer the Following Questions:			
Does the building have Fire Alarm System?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Does the building have a Fire Sprinkler System?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Will Hazardous Materials be stored/ used at this site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Will there be Storage greater than 10 feet in height?	<input checked="" type="checkbox"/> Yes Warehouse	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Does the building have Mezzanine?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown

4/27/2018

Hillen. Corp. 7600 Dahlia St Commerce City Co. 80022

Adams County Planning and Zoning want Hillen Corp.to acquire a Conditional Use Permit (to recycle,construction debris and stockpile concrete to a maximum 20') we currently have I-2 Zoning with a conditional use permit for 100% outside storage.

Adams County requires Fire Department approval as part of this process. HillenCorp Recycles construction debris from various construction sites that need Leed certification.

We haul the construction debris to our yard at 7600 Dahlia with our roll off trucks and our containers (no hazardous, household trash,or containment debris are accepted).

The containers are dumped at our yard and recyclables are recovered and hauled off to various processing sites, the remaining debris is hauled of to Landfills such as Republic, Waste Management, or Front Range Landfill.

The recyclables are: masonry or concrete products, concrete, steel, aluminum, drywall, cardboard, and clean wood for mulch.

The concrete is crushed and sized and stockpiled for reuse in the South East corner of our yard (Lot 5).

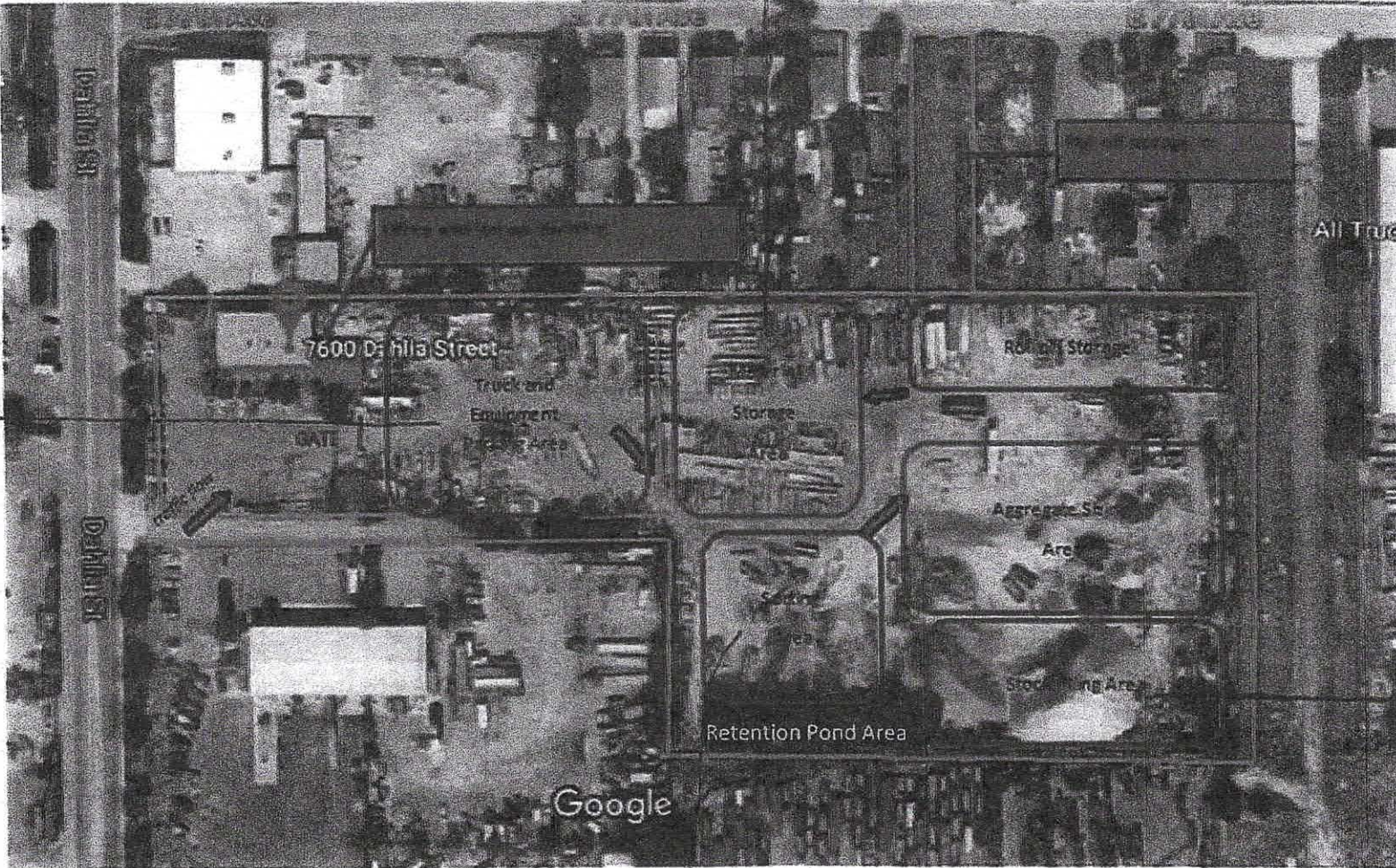
There are ample roadways in our yard since we haul off with semi tractor trailers.

We have been doing this at our same yard since 1987.

Hillen Facility Site Map

Used masonry (brick, block)
inventory

Truck & Equip.
Parking



Crushed
Concrete
Stockpile

Sorting Area

August 7, 2018

Adams County, Colorado
4430 South Adams County Parkway, W2000A
Brighton, CO

Re: William D. Hillen, A Corporation
Conditional Use Permit – RCU 2016-00038

To Whom it May Concern:

Our agency has been associated with the principals of William D. Hillen, A Corporation for many years. We have found the management and staff of William D. Hillen to be individuals of high integrity with a vast knowledge of the construction industry. William D. Hillen has the well-deserved reputation of producing a quality product in a timely and cost-effective manner.

Surety bonds for William D. Hillen are written by Merchants Bonding Company (Mutual) through this agency. Merchants Bonding Company has an A.M. Best Rating of A, with a Financial Size Category of VIII.

It is our understanding that Adams County may be requiring a Permit Bond to cover the removal of materials from their recycling facility, estimated at \$100,670. Merchants Bonding Company is in a positive position to provide the necessary bond for William D. Hillen, given favorable review of the permit, bond form, and any other related documents/requirements from the County.

We are proud to recommend William D. Hillen to your firm. If you should have any questions or need additional information, please do not hesitate to contact us.

Sincerely,


Jody L. Anderson
Surety Account Manager

cc: William D. Hillen, A Corporation
Merchants Bonding Company (Mutual)



Hillen Corp
7600 Dahlia
Commerce City, CO 80022

Crushing	Quantity	Cost to crush	Total Cost to Crush	Sales per ton	Total Sales	Profit
Concrete (TONS)	10000 tons	\$6 per ton	\$ 60,000.00	\$6.55	\$ 65,000.00	\$5,550

Hauling	Quantity	Amount per truck	Number of loads	Cost to load and haul to landfill	Total load cost	Tipping fee	Tipping fee total	Total Hauling cost (tipping fee and loading cost)
Crushed concrete (tons)	10000 tons	20	500	\$110	\$55,000	\$75	\$37,500	\$92,500
Construction debris (CU yards)	550 CU yards	30	19	\$210	\$3,990	\$220	\$4,180	\$8,170
							Total for loading, hauling, and tipping for concrete and constuction debris	\$100,670



LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

March 22, 2018

Mr. Will Hillen
whillen3@hillencorp.com

Re: 7600 Dahlia
Trip Generation Letter
Adams County, CO
LSC #180390

Dear Mr. Hillen:

In response to your request, we have completed this trip generation letter for the 7600 Dahlia property in Adams County, Colorado. The purpose of this letter is to estimate the trip generation of the existing use on the property.

Table 1 shows the estimated trip generation potential for the existing land use based on information provided by the applicant because the existing business does not match any of the land uses included in the ITE *Trip Generation*, 10th Edition, 2017. Table 1 shows the existing property generates about 116 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 15 vehicles would enter and about 14 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 14 vehicles would enter and about 15 vehicles would exit.

* * *

We trust this information will assist you in planning for the 7600 Dahlia development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By: 
Christopher S. McGranahan, P.E., PTOE

CSM/wc



3-22-18

Enclosures: Table 1

Table 1
ESTIMATED TRAFFIC GENERATION ⁽¹⁾
7600 Dahlia
Adams County, CO
LSC #180390; March, 2018

Trip Generating Category	Vehicle - Trips Generated				
	Average	AM Peak Hour		PM Peak - Hour	
	Weekday	In	Out	In	Out
Employees ⁽²⁾	40	10	0	0	10
Company Light Trucks ⁽³⁾	34	2	7	7	2
Tractor Trailer Dump Trucks	12	1	2	2	1
Tractor Trailer Low Boy	20	1	3	3	1
Single-Unit Trucks	10	1	2	2	1
Total	116	15	14	14	15

Notes:

- (1) Estimated by LSC based on discussions with the applicant because the existing business does not match any of the land uses included in the ITE *Trip Generation*, 10th Edition, 2017.
- (2) Assumes 20 employees with half arriving/departing during the peak-hour.
- (3) There are ten company light trucks with seven typically being on site overnight.



Development Review Team Comments

Date: 12/15/2016

Project Number: RCU2016-00038

Project Name: Hillen Recycling Facility

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Conceptual Review meeting and applicable to the submitted documents only. The Development Review Team review comments may change if you provide different information during the scheduled Conceptual Review meeting date. Please contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 11/21/2016

Email: jblair@adcogov.org

No Comment

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 11/29/2016

Email: glabrie@adcogov.org

Complete

ENG1: FIRM #08001C0608H. Not in floodplain.

ENG2: Property is in MS4 area. In the event that the disturbed area of the site exceeds 1 acre, then 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: No new access is requested. Must use existing access to property. No other access is permitted by ADCO.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 12/12/2016

Email: jrutter@adcogov.org

Resubmittal Required

The Operations Plan addresses the key requirements for a Recycling Facility. However, there is some information that is missing from the Operations Plan:

- Description of the amount of material onsite, frequency of recycling operations, and anticipated turnover rate.

Be advised that the recycling operation will be subject to inspection by Adams County Code Enforcement, the Adams County Environmental Analyst, the Tri-County Health Department, and CDPHE Solid Waste Division.

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 11/29/2016

Email: aclark@adcogov.org

No Comment

Commenting Division: Planner Review

Name of Reviewer: Chris LaRue

Date: 12/15/2016

Email: clarue@adcogov.org

Resubmittal Required

PLN1. Request could be for a Conditional Use Permit (CUP) for a Recycling facility and wholesale of recycled material in the I-2 zone district.

PLN2. Per Section 11-02-428, recycling facilities are when operators and owners claim exclusion from the Certificate of Designation Regulations by operating facilities, or sites receiving solid waste materials, for the purpose of processing, reclaiming, or recycling solid waste materials. The exclusion requires submittal of a design and operations plan to the Department of Community and Economic Development, which will be reviewed in accordance with the recyclable materials criteria.

PLN3. Per Section 3-07-01 a recycling facility is a Heavy Industrial use only allowed as a CUP in the I-2 zone.

PLN4. Recycling Uses shall comply with Section 4-10-02-04-07 (see attached). Demonstrate compliance with each listed item.

PLN5. Per Section 2-02-08, the Board of County Commissioners (BOCC) is the final decision authority to review and approve/deny CUPs. Also, Per Section 2-02-08-05 CUPs are reviewed by the Planning Commission (PC) and BoCC.

PLN6. The property is located in the I-2 zoning district. Per Section 3-10-01 the purpose of the Industrial-2 District is to accommodate light manufacturing, processing, fabrication, assembly, and storage of non-hazardous and/or non-obnoxious material and products as well as allowing service facilities for industries and their employees.

PLN7. The property is located within the Industrial future land use. Industrial areas are intended to provide a setting for a wide range of employment uses, including manufacturing, warehouses, distribution, and other industries. These areas may also include limited supporting uses such as retail, outdoor storage. Key considerations at the edges of industrial areas include limiting or buffering noise, vehicle, appearance, and other impacts of industrial uses on nearby nonresidential uses.

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

PLN9. Bufferyard landscaping plan would be need to be included with the overall landscaping plan for the site. This is because there are residential uses north of your site. Section 4-16-18 details the bufferyard requirements. Industrial uses adjacent to residential require bufferyard D:

Bufferyard D: Fifteen (15) foot minimum bufferyard width with three (3) trees per sixty (60) linear feet and six (6) foot sight obscuring fence or wall located on the interior line of the bufferyard.*

PLN10. Please address the impacts to contiguous residential uses. How would those homes be impacted by noise, dust, hours of operation, etc? What mitigation measures do you propose?

PLN11. Address stock pile locations and heights. Staff would not support stock piles heights that could be seen from the public right-of-ways or from neighboring properties. In your explanation you stated the over-height stockpiles would not be visible. Please provide documentation to support this claim. Also, what is the maximum pile height you are requesting?

PLN12. Per your plan you list six items that would be accepted at the facility. Should the permit be approved you would be limited to these items only.

Commenting Division: Planner Review

Name of Reviewer: Chris LaRue

Date: 12/15/2016

Email: clarue@adcogov.org

Resubmittal Required

PLN13. Prior to commencing operations, and thereafter during the active life of the facility, and for one (1) year after closure, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. The amount of said bond shall be for the amount necessary to remove materials from recycling facilities for disposal at an appropriate disposal facility. The amount of the bond shall be calculated to include removal, tipping fees, and transportation costs. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions. Your application needs to provide a bond analysis for us to review. The bond would need to be provided to the County prior to operations commencing on site.

PLN14. Your site plan depicts a lot to be used as a roll off storage area. This property is zoned I-1 and does not permit outdoor storage that exceeds the building area. A Conditional Use Permit could be applied for to use the lot for outdoor storage, however, this was not part of the application. The properties on either side of the storage area are used as residential. How will these properties be screened? Please address this issue (see PLN 8 and PLN 9).

PLN15. Per Section 4-12-04-03 of the Adams County Development Standards and Regulations, all required parking spaces shall conform to the standards and regulations. The regulations do not have a specific parking for recycling facilities. Please provide a parking analysis and demonstrate you will have sufficient parking on site for your proposed use. Review the chart in Section 4-12-04-03 for specific uses and ensure you will meet those requirements. For example, office uses will require 1 space for every 300 square feet of gross floor area. All parking areas are required to be paved. Please address this concern.



Development Review Team Comments

Date: 5/24/2017

Project Number: RCU2016-00038

Project Name: Hillen Recycling Facility

Note to Applicant:

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

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 05/01/2017

Email: jblair@adcogov.org

No Comment

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 11/21/2016

Email: jblair@adcogov.org

No Comment

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 05/24/2017

Email: glabrie@adcogov.org

No Comment

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 11/29/2016

Email: glabrie@adcogov.org

Complete

ENG1: FIRM #08001C0608H. Not in floodplain.

ENG2: Property is in MS4 area. In the event that the disturbed area of the site exceeds 1 acre, then 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: No new access is requested. Must use existing access to property. No other access is permitted by ADCO.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 12/12/2016

Email: jrutter@adcogov.org

Resubmittal Required

The Operations Plan addresses the key requirements for a Recycling Facility. However, there is some information that is missing from the Operations Plan:

- Description of the amount of material onsite, frequency of recycling operations, and anticipated turnover rate.

Be advised that the recycling operation will be subject to inspection by Adams County Code Enforcement, the Adams County Environmental Analyst, the Tri-County Health Department, and CDPHE Solid Waste Division.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 05/11/2017

Email: jrutter@adcogov.org

Complete

The revised Operations Plan provides the additional detail that was deemed necessary in my previous comments.

Conditions of Approval should address dust control during crushing, sufficient landscaping to buffer visually and water runoff, and provide a limit on pile heights.

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 11/29/2016

Email: aclark@adcogov.org

No Comment

Commenting Division: Planner Review

Name of Reviewer: Chris LaRue

Date: 12/15/2016

Email: clarue@adcogov.org

Resubmittal Required

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Name of Reviewer: Chris LaRue

Date: 12/15/2016

Email: clarue@adcogov.org

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approved you would be limited to these items only.

Commenting Division: Planner Review

Name of Reviewer: Chris LaRue

Date: 05/24/2017

Email: clarue@adcogov.org

Resubmittal Required

PLN1. Recycling Uses shall comply with Section 4-10-02-04-07 (see attached). Demonstrate compliance with each listed item.

a. The only proposed landscaping is along the frontage. This landscaping may be removed due to future widening of the street. Is it your intention to not install the required landscaping and screening? Staff would strongly encourage the landscaping requirements be met as detailed in the previous comments.

b. Traffic Control shall be reviewed by engineering.

PLN2. Please address the impacts to contiguous residential uses. How would those homes be impacted by noise, dust, hours of operation, etc? What mitigation measures do you propose?

a. The response indicates this is addressed in 3.9.2 and 3.9.4. These sections do not exist in the document. Please provide an amendment.

b. Hours of operation and days of operation need to be specific within the plan. The operations plan list hours as 7am to 5pm. What days are these hours restricted to? Are weekends and holidays addressed? Elsewhere in the document hours are listed as 8am to 5pm Monday through Thursday (with a caveat that other hours may be applied). Please be very specific on the hours. Staff would likely limit hours from 8am to 5pm Monday through Friday.

PLN3. Address stock pile locations and heights. Staff would not support stock piles heights that could be seen from the public right-of-ways or from neighboring properties. In your explanation you stated the over-height stockpiles would not be visible. Please provide documentation to support this claim. Also, what is the maximum pile height you are requesting?

a. The answer to this question indicates pile heights are addressed within the operations plan. The document contains no limits in pile heights.

b. The provided pictures clearly show visible stockpiles. These heights will need to be reduced to the height of screen fencing.

PLN4. Prior to commencing operations, and thereafter during the active life of the facility, and for one (1) year after closure, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. The amount of said bond shall be for the amount necessary to remove materials from recycling facilities for disposal at an appropriate disposal facility. The amount of the bond shall be calculated to include removal, tipping fees, and transportation costs. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions. Your application needs to provide a bond analysis for us to review. The bond would need to be provided to the County prior to operations commencing on site.

a. You did not provide a bond analysis detailing the amount of the bond and justifying the amount. Please provide this analysis.

PLN5. Section 2.3 of the operations plan references a pulverizer or a crushing service. What is involved in these processes? What does the equipment look like and where is it located on site? What measures will be in place to reduce emissions and noise to surrounding residential uses?

PLN6. Per Section 4-12-04-03 of the Adams County Development Standards and Regulations, all required parking spaces shall conform to the standards and regulations.

a. Will all required parking spaces be paved? It was unclear in the response.

From: [Loeffler - CDOT, Steven](#)
To: [Chris LaRue](#)
Subject: RCU2016-00038, Hillen Recycling Facility
Date: Monday, November 28, 2016 8:42:56 AM

Chris,

I have reviewed the request for comments for the referral named above and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



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

From: [Loeffler - CDOT, Steven](#)
To: [Chris LaRue](#)
Subject: RCU2016-00038, Hillen Recycling Facility
Date: Thursday, April 27, 2017 10:37:57 AM

Chris,

I have reviewed the submittal request for a CUP to use property located at 7600 Dahlia Street for a Recycling facility and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



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

From: [Bankoff - CDPHE, Michael](#)
To: [Chris LaRue](#)
Subject: Hillen Recycling Comments
Date: Monday, December 12, 2016 1:26:37 PM
Attachments: [HM_sw-beneficial-use-of-asphalt-brick-concrete.pdf](#)

Mr. LaRue,

I would like to comment on the proposed Conditional Use Permit for the Hillen property at 7600 Dahlia St, Commerce City, CO 80022-1466, parcel number 0172131106037.

Section 3.7 of the Operations Plan is regarding screening for contaminants yet outlines no processes or procedures for doing so. Based on the materials they have identified, they need to be sure these are asbestos-free materials coming from known sites and sources free of other potential environmental contaminants of concern. Their methods for achieving this should be laid out in more detail in this section.

Additionally, I am attaching a guidance document on recycling and beneficial use of asphalt, brick, and concrete that outlines other requirements and best management practices that may apply to this facility. They will need to determine some of their operational procedures to determine if they will be exempt or not from Section 8.5 of the Regulations Pertaining to Solid Waste Sites and Facilities (6 CCR 1007-2, Part 1) which specifies the requirements for industrial recycling operations.

I hope this helps.

Thanks,

- Mike

Michael Bankoff
Environmental Protection Specialist
Materials Management Unit

P 303.692.3438 I F 303.759.5355
4300 Cherry Creek Drive South, Denver, CO 80246
michael.bankoff@state.co.us I <https://www.colorado.gov/pacific/cdphe>



Compliance Bulletin

Asphalt, Brick and Concrete Recycling & Beneficial Use

February 2016

Asphalt, brick and concrete material accounts for millions of tons of construction and demolition debris every year in the U.S. Recycling this material can create jobs, save valuable landfill space, and reduce the environmental impacts from mining new materials. Since asphalt, brick and concrete can often be recycled on the job site at reduced expense when compared to disposal alternatives, it can also provide significant savings during construction by avoiding new material purchase and waste disposal costs.

Applicability

This guidance is for material that contains *only* fully cured asphalt pavement, clay bricks and attached mortar, or fully cured concrete (with or without rebar). Asphalt, brick, and concrete containing paint, adhesives, mastics, sealants, or other coatings must be tested to ensure the coatings do not contain asbestos or lead paint before this guidance may be applied.

Industrial Recycling Operations Exemption

Section 8.5 of the *Regulations Pertaining to Solid Waste Sites and Facilities* (6 CCR 1007-2, Part 1) specifies the requirements for industrial recycling operations, including for the recycling of asphalt, brick, and concrete. Facilities that recycle these materials are subject to all of the requirements found in Section 8.5 unless the facility meets one or more of the exemptions in Section 8.5.3.

The first exemption includes on-site recycling operations that 1) process recyclable materials on the same site where the recyclable materials were generated and 2) recycle and store only materials generated on-site. These operations must meet certain performance criteria, including meeting established engineering, product, end user, customer, or other appropriate specifications; demonstrating a benefit associated with use of the material; and showing the material is used as a substitute for, or in conjunction with, a commercial product or raw material. Creation of ground water contamination, off-site odors, and/or speculative accumulation of waste materials voids this exemption.

The second exemption applies to concrete and asphalt operations where the material is managed like a commodity by meeting the following conditions: 1) the material is managed and separated into commodity-specific piles processed for reuse, 2) the material is managed in active piles separated by material type within one year of receipt, and 3) incoming loads have all non-concrete, non-asphalt and non-rebar material removed from the concrete and asphalt materials within thirty (30) calendar days. In addition, any material that is not asphalt, brick, concrete, or rebar cannot exceed 10% of the total material onsite by weight or volume.

If a recycling operation meets either or both of the first two exemptions, it is exempt from the requirements of Section 8.5, including facility registration, general site requirements and closure requirements. However, any use of the recycled material must meet the recyclable material performance criteria of Section 8.5.2.

Pre-Approved Beneficial Uses

The Colorado Department of Public Health and Environment (the Department) has approved beneficial uses for several types of uncontaminated materials in the Pre-Approved Beneficial Use Table 3, available on our website at www.colorado.gov/cdphe/swregs. Clean, uncontaminated asphalt, brick and concrete material may be recycled and used in a variety of ways that do not require consultation and specific approval from the department. Determining what qualifies as

“clean and uncontaminated” requires not only a thorough inspection of the material to look for obvious signs of contamination such as odor, staining, discoloration or the presence of adhered materials, but also a thorough understanding of the site history and possibly sampling and laboratory analysis if there is any reason to suspect contamination. Ideally, any contamination issues would have been found during a Phase I and/or Phase II Environmental Site Assessment or asbestos building inspection. If no such investigation has been performed, then it is very important to perform a thorough inspection prior to beginning the recycling process. Future liability issues may be avoided by taking steps to properly characterize the material as uncontaminated.

The table below, taken from the Pre-Approved Beneficial Use Table 3, shows the approved uses for uncontaminated asphalt, brick and concrete.

Reclaimed Asphalt	Road Base Component of hot or cold mix asphalt Re-compacted asphalt Roadside dressing Chip seal material Culvert cover Base stabilization
Reclaimed Concrete, Brick and Stone (non-asbestos bearing materials)	Road base Concrete aggregate Component of engineered structural fill Aggregate substitute Engineered rip rap Roadside dressing

While these uses are pre-approved by the Department, a number of other conditions do apply. Key conditions on the pre-approved beneficial use of asphalt, brick, and concrete material include: 1) when using crushed material as a component of structural fill, crush the material to six inches or less, or size according to an engineer’s backfill specification, and 2) ensure a minimum of three feet of separation between the placement of the material and the seasonally high ground water level. All of the required conditions can be found in Section 8.6.2 of Part 1 of the solid waste regulations, available on our website at www.colorado.gov/cdphe/swregs.

If uncontaminated asphalt, brick or concrete will not be directly reused, there are many facilities that will accept these materials for recycling.

Other Beneficial Uses

If the intended recycling and reuse of the asphalt, brick and concrete material is not found on the pre-approved list above, it may still qualify for beneficial use with our approval. In order for the Department to approve your beneficial use project, you must submit an “Application for a Solid Waste Beneficial Use Determination.” The application form includes a list of performance criteria that must be met and a checklist of attachments that must be included in order for the Department to evaluate the project. The application form may be found on our website at www.colorado.gov/cdphe/swforms.

Recycling and Beneficial Use Best Management Practices

The ability to recycle asphalt, brick and concrete material safely and in a manner protective of public health and the environment requires not only meeting the requirements of the solid waste and asbestos regulations, but also following established best management practices.

- Ensure that only uncontaminated material is crushed and processed.
 - Know the results of the Phase I or II Environmental Site assessment (ESA).
 - If no environmental site assessment was performed:

- Perform a thorough visual inspection of the materials.
 - Learn the site history and whether prior contamination may have occurred.
 - Perform sampling and laboratory testing if there are any doubts whether the material may be contaminated.
- If the material came from a structure, ensure that a state demolition permit was issued and that all suspect asbestos-containing materials (including all nonfriable materials) were tested and do not contain asbestos.
 - Do not crush material that has paint, finishes, adhesives, mastics, sealants, coatings or any other potential contaminants until the material is tested for lead and asbestos.
 - Properly size and engineer the material for the intended use in accordance with the recommendations of a professional engineer.
 - Manage and separate the material into commodity-specific piles for processing and reuse.
 - Remove and recycle any rebar from the concrete.
 - Notify the relevant local authorities of the intended activity to gain any necessary permits and approvals before crushing or material processing begins.
 - Do not allow any unpermitted discharges to air, water, or other environmental resources.
 - Avoid creating nuisance conditions such as fugitive dust, excessive noise, or allowing exhaust or fumes to drift off-site.

Waste Disposal

If there is obvious staining and discoloration, or if the site was previously home to a type of facility frequently found to be contaminated such as a dry cleaner, a gas station, or an industrial facility, then sampling and analysis should be performed on the material. Also, be aware that certain types of brick (e.g., refractory brick) and concrete may be associated with asbestos and should be tested even if there may be no obvious evidence such as remnants of floor tile or mastic.

If the condition of the material is not suitable for reuse or recycling, then it will have to be disposed of as solid or hazardous waste. Knowledge of the site history along with analytical results will help determine what type of disposal is required. Contact the Department if additional information regarding sampling and analysis requirements or assistance with determining the type of disposal is needed.

Other Applicable Regulations

Crushing of asphalt, brick or concrete materials at a facility or on the work site may be subject to air permitting requirements. For more information, please contact the Air Pollution Control Division at 303-692-3100 or cdphe.commentsapcd@state.co.us.

Stormwater permitting may be required for facilities or work sites that are recycling asphalt, brick or concrete materials. For more information, please contact the Water Quality Control Division at 303-692-3500 or cdphe.commentswqcd@state.co.us.

If there are surface waters or wetlands near the processing site that may potentially be impacted by site activities, please contact the US Army Corps of Engineers at 202-761-7690 or via their website www.usace.army.mil/contact.aspx.

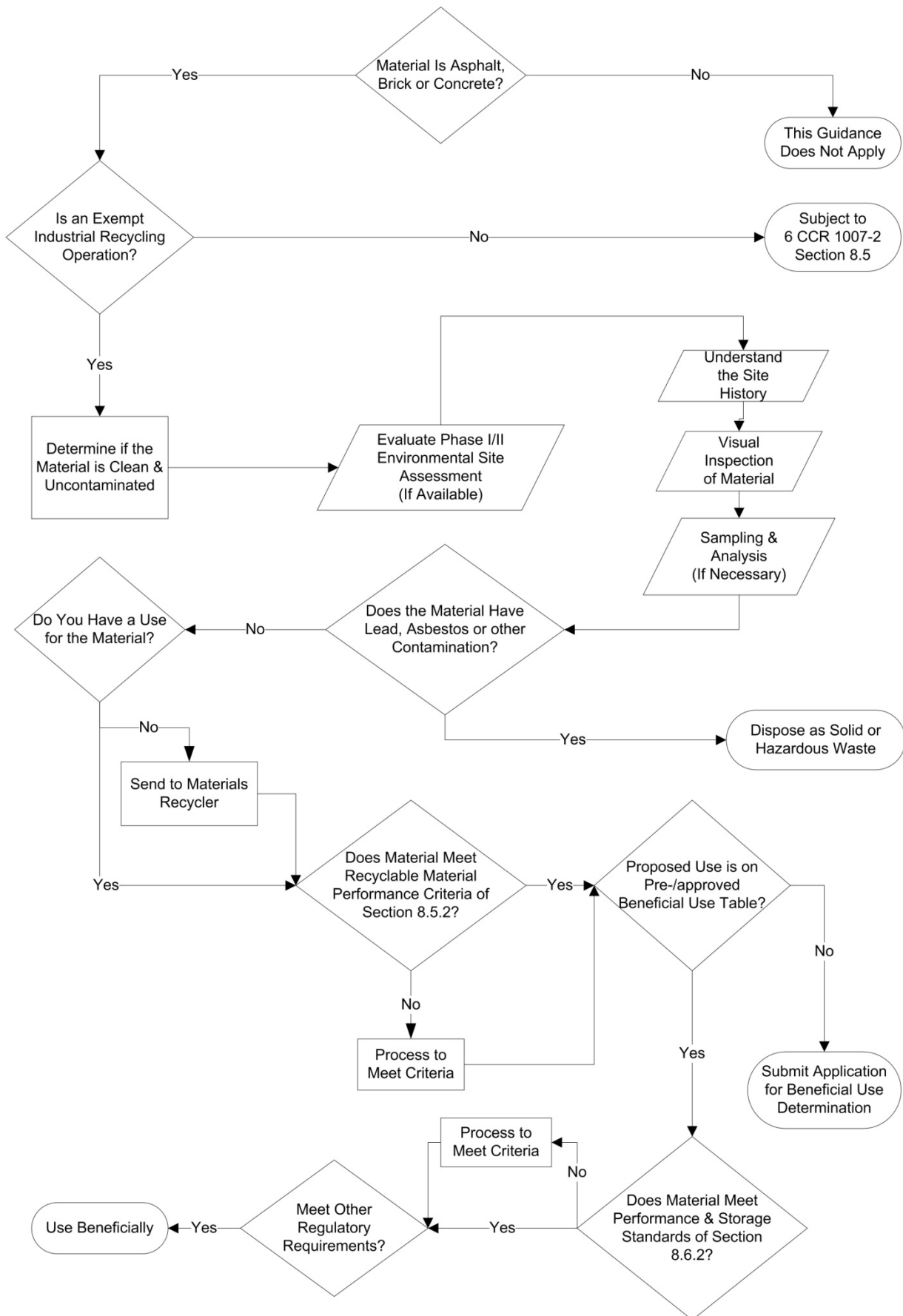
For more information on industrial recycling and beneficial use, refer to Sections 8.5 and 8.6 of the Colorado solid waste regulations (6 CCR 1007-2, Part 1), available on our website at www.colorado.gov/cdphe/swregs.

For more information

Colorado Department of Public Health and Environment
Hazardous Materials and Waste Management Division
4300 Cherry Creek Drive South
Denver, Colorado 80246-1530

Customer Technical Assistance
303-692-3320
www.colorado.gov/cdphe/hmcomments.hmwmd@state.co.us

Asphalt, Brick and Concrete Recycling and Beneficial Use



MEMO

COMMUNITY DEVELOPMENT DEPARTMENT

To: Chris LaRue, Case Manager

From: Robin Kerns, City Planner

Subject: RCU2016-00038

Date: December 15, 2016

Thank you for allowing the City of Commerce City the opportunity to comment on land use cases in Adams County.

Staff has reviewed the proposal and has no comments.

Please contact me with any questions at rkerns@c3gov.com or 303-289-3693.



MEMO

COMMUNITY DEVELOPMENT DEPARTMENT

To: Chris LaRue, Case Manager
From: Robin Kerns, City Planner
Subject: RCU2016-00038 - resubmittal
Date: May 19, 2017

Thank you for allowing the City of Commerce City the opportunity to comment on land use cases in Adams County.

Staff has reviewed the proposal and has the following comments:

- Please provide adequate screening for the outdoor storage areas and recycling areas from ROW and adjacent property zoned AG, residential, commercial, or a lesser intensity industrial.
- Please provide landscaping along ROW

Please contact me with any questions at rkerns@c3gov.com or 303-289-3693.





December 12, 2016

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

RE: Hillen Recycling Facility, RCU2016-00038
TCHD Case No. 4186

Dear Mr. LaRue:

Thank you for the opportunity to review and comment on the Conditional Use Permit to use the property located at 7600 Dahlia St for a recycling facility that handles metals, wood, brick, and concrete. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Construction and Demolition Recycling Facility

Recycling of industrial materials has the potential to cause odors, ground water contamination, and nuisance conditions. Recycling facilities are regulated by the Hazardous Materials and Waste Management Division of Colorado Department of Public Health and Environment (CDPHE) under Section 8.5 of 6 CCR 1007-2, Part 1. CDPHE will determine which regulations apply. More information can be found at <https://www.colorado.gov/pacific/cdphe/recycling> or by contacting Wolf Kray from CDPHE at (303) 692-3337.

Vector Control – Outdoor Storage

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. Often, storage of materials can attract rodents such as mice and rats which carry diseases that can be spread to humans through contact with rodent feces, urine, or saliva. To prevent rodent infestations, TCHD recommends that the applicant keep the facility as clean as possible and create a plan for regular pest control. More information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

Fugitive Dust

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

Hillen Recycling Facility, RCU2016-00038
December 12, 2016
Page 2 of 2

<https://www.colorado.gov/pacific/cdphe/categories/services-and-information/environment/air-quality/business-and-industry> .

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

Sincerely,

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

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

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



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

December 14, 2016

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

Attn: Chris LaRue

Re: Hillen Recycling Facility, Case # RCU2016-00038

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

Please be aware PSCo owns and operates existing electric distribution facilities along the northerly property line. Should the project require any new gas or electric service or modification to existing facilities, the property owner/developer/contractor must contact the **Builder's Call Line** at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (*register*, application can then be tracked) to complete the application process. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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



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

May 12, 2017

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

Attn: Chris LaRue

Re: Hillen Recycling Facility - resubmittal, Case # RCU2016-00038

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the resubmittal of the conditional use permit plans for **Hillen Recycling Facility** 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

From: [Jim Disher](#)
To: [Chris LaRue](#)
Subject: Case Name: Hillen Recycling Facility / Case #RCU2016-00038
Date: Tuesday, December 06, 2016 9:58:49 AM

We have live at 4995 E 77th Commerce City, CO since 1994. During that time we never realized that Hillen Brick as we knew it was actually recycling. During this time we have never had any issues and do not foresee any issues in the future. We do not have any problems with the Conditional Use Permit and will support Hillen Recycling

Jim and Cheryl Disher
Jim Disher 303-881-1670

From: [Carolyn Domenico](#)
To: [Chris LaRue](#)
Subject: Parcel Number 0172131106037
Date: Friday, December 02, 2016 11:03:31 AM

This is in regards to Location 7600 Dahlia Street, Assessor's Number 0172131106037,
Applicant Hillen William D, 7600 Dahlia Street, Commerce City, CO 80022-1466.
We find them to be good neighbors and we wish them good luck in their new adventure.
R.C.D. Limited Liability Company
9555 Ralston Road Suite 100
Arvada, CO 80002
303-456-8286

5-8-17

To Christopher LaRue + commissioners

Case Name

Hillen Recycling Facility

Case Number RCU2016-00038

To whom it may concern ~~Thank~~
WE Joe D. Romero + Rose and Naboras
at 77th Ave believe Hillen Recycling
Facility should NOT have the right to renew
his permit. This neighborhood has been
dealing with so much dirt in the air for
so long I am on oxygen due to respiratory
issues, there are sick neighbors too. We
have to keep our doors + windows close at all
times, I've had to replace some of our water pipes
because of the 20 year roll off dumpsters strain
so hard - our houses shake. They expand
every year. It has gotten worst, as we
are residents to live freely in our homes
the neighborhood residents complain about the
dust that floats in the air, and our health
issues and he doesn't seem to care. Thank
you for allowing us to express our
concerns we hope you take this matter
seriously and make a good choice for us.
Residents on E 77th Ave - Resedentary St.
The Neighborhood have taken a stand.

Sincerely

Joe D. + Rose M. Romero
5010 E. 77th Ave

Commerce City, CO 80022

over

more

Residents very displeased

Raul Garnica 5000 e. 77th ave
Sally Paitis 5000 E. 77 Ave
Jean Hernandez 4910 E. 77th Ave
Steve Dragon 4920 E. ~~77th~~ Ave
Maximo Bahun 4930 E 77th Ave
Vannan 4930 E 77th Ave
Justin Koral 5192 E 77th Ave



Request for Comments

Case Name:	Hillen Recycling Facility
Case Number:	RCU2016-00038

April 27, 2017

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

**Conditional Use Permit (CUP) to use the property for a Recycling facility
(metals, wood, brick, and concrete) in the I-2 zone district.**

This request is located at 7600 DAHLIA ST

The Assessor's Parcel Number is 0172131106037 & 0172131106039

Applicant Information: HILLEN WILLIAM D
7600 DAHLIA ST
COMMERCE CITY, CO 800221466

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 05/19/2017 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to CLaRue@adcogov.org. Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Christopher LaRue
Senior Planner



Public Hearing Notification

Case Name:	Hillen Recycling
Case Number:	RCU2016-00038
Planning Commission Date:	12/13/2018 at 6:00 p.m
Board of County Commissioners Date:	1/15/2019 at 9:30 a.m.

November 30, 2018

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

Conditional Use Permit (CUP) to use the property for a recycling facility (metals, wood, brick, and concrete) in the I-2 zone district.

This request is located at **7600 Dahlia**

The Assessor's Parcel Numbers are **0172131106037/ 0172131106039**

Applicant Information **WILLIAM D. HILLEN**
7600 DAHLIA ST
COMMERCE CITY, CO 80022

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at 720-523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date. For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S. Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Emily Collins
Emily Collins, AICP
Case Manager

NOTICE OF PUBLIC HEARING FOR LANDUSE

NOTICE IS HEREBY GIVEN, that an application has been filed by **William Hillen** Case # **RCU2016-00038** requesting: **1) Conditional use permit to operate a recycling facility in the I-2 zone district; 2) Overheight stacking of recycled material up to 20 feet** on the following property:

LEGAL DESCRIPTION:

SUB:DAHLIA INDUSTRIAL PARK AMENDED LOT:4

SUB:DAHLIA INDUSTRIAL PARK AMENDED LOT:5

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

APPROXIMATE LOCATION: 7600 Dahlia Street

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO – 1st Floor, on the **13th day of December, 2018**, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO – 1st Floor, on the **15th day of January, 2019**, at the hour of 9:30 a.m., to consider the above request where and when any person may appear and be heard.

For further information regarding this case, please contact **Emily Collins** at the Department of Planning and Development, 4430 S. Adams County Pkwy, Brighton, CO 80601, 720.523.6820. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS
STAN MARTIN, CLERK OF THE BOARD

TO BE PUBLISHED IN THE December 11, 2018 ISSUE OF THE COMMERCE CITY SENTINEL EXPRESS

Please reply to this message by email to confirm receipt or call **Megan Ulibarri** at 720.523.6800.

CERTIFICATE OF POSTING



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

7600 Dahlia Street

on November 30, 2018

in accordance with the requirements of the Adams County Zoning Regulations

Emily Collins

Emily Collins

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

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

ADAMS COUNTY SCHOOL DISTRICT 14
Attn: Patrick Sanchez
5291 E. 60th Avenue
COMMERCE CITY CO 80022

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

CDOT Colorado Department of Transportation
Attn: Bradley Sheehan
2829 W. Howard Pl.
2nd Floor
Denver CO 80204

COLORADO DIVISION OF WILDLIFE
Attn: Serena Rocksund
6060 BROADWAY
DENVER CO 80216

CDPHE
Attn: Sean Hackett
4300 S Cherry Creek Dr
Denver CO 80246

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

CDPHE
Attn: Sean Hackett
4300 S Cherry Creek Dr
Denver CO 80246

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

CDPHE
Attn: Sean Hackett
4300 S Cherry Creek Dr
Denver CO 80246

Commerce City Planning Division
Attn: Domenic Martinelli
7887 East 60th Avenue
COMMERCE CITY CO 80022

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

COUNTY ATTORNEY- Email
Attn: Christine Fitch
CFitch@adcogov.org

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

Engineering Department - ROW
Attn: Transportation Department
PWE - ROW

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

Engineering Division
Attn: Transportation Department
PWE

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

ENVIRONMENTAL ANALYST
Attn: Jen Rutter
PLN

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

NS - Code Compliance
Attn: Gail Moon
gmoon@adcogov.org

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

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

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

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

SOUTH ADAMS CO. FIRE DISTRICT
Attn: Randall Weigum
6050 Syracuse Street
COMMERCE CITY CO 80022

South Adams County Water & San Dist
Attn: Abel Moreno
10200 E 102nd Ave
Henderson CO 80022

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

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

7595 CABINS LLC
6795 COLORADO BLVD
COMMERCE CITY CO 80022-2220

FORTENBERRY INVESTMENT CO LLP
6545 WEST BERRY AVE
LITTLETON CO 80123-0801

ADAMS COUNTY PUBLIC FACILITIES LEASING
TRUST 2008 / C/O AMERICAN NATIONAL BANK
3033 E 1ST AVE
DENVER CO 80206-5617

HICKEY DAVID E AND
HICKEY STANENE
5210 E 78TH AVE
COMMERCE CITY CO 80022

ALLIED WASTE TRANSPORTATION INC
C/OPROPERTY TAX DEPARTMENT
PO BOX 29246
PHOENIX AZ 85038-9246

HILLEN WILLIAM D
7600 DAHLIA
COMMERCE CITY CO 80022

BK ENTERPRISES LLC
8417 BRIGHTON RD
COMMERCE CITY CO 80022-5309

HILLEN WILLIAM D
7600 DAHLIA ST
COMMERCE CITY CO 80022-1466

BOLIVAR ROGELIO
1064 S MOBILE ST
AURORA CO 80017-3172

MARKLEY CHRIS ET AL
5040 ASPEN DR
LITTLETON CO 80123

CASTORENA ARLENE
702 EMERALD LN
LAKEWOOD CO 80214-4528

MD/HOGAN LL 87.9164 % UND INT/HOGAN DENNIS E
6.0418% UND AND
HOGAN LAURA D 6.0418% UND INT
2801 YOUNGFIELD ST STE 370
GOLDEN CO 80401-2265

CMH CONCRETE PUMPING INC
1486 S BEACH CT
DENVER CO 80219-4708

MILES FAMILY LIMITED LIABILITY LIMITED
PARTNERSHIP
6969 E 11TH AVE
DENVER CO 80220-4842

COMMERCE HEIGHTS LLC
31200 NORTHWESTERN HWY
FARMINGTON HILLS MI 48334-5900

MOON BOB D
7201 RUTH WAY
DENVER CO 80221-3147

DENNIS AND JEFF ENTERPRISES LLC
7715 DAHLIA STREET
COMMERCE CITY CO 80022

OFFEN 5011 LLC
5100 E 78TH AVE
COMMERCE CITY CO 80022-1458

DISHER JAMES W AND
DISHER CHERYL A
PO BOX 1716
COMMERCE CITY CO 80037-1716

OFFEN 5100 LLC
5100 E 78TH AVE
COMMERCE CITY CO 80022-1458

OFFEN 5200 LLC
5100 E 78TH AVE
COMMERCE CITY CO 80022-1458

SWANK JANET R
7631 BRIGHTON BLVD
COMMERCE CITY CO 80022-1501

QUINTANA MONTE A
2886 W 111TH AVENUE
WESTMINSTER CO 80234

SWANK JANET R
7521 BRIGHTON BLVD
COMMERCE CITY CO 80022-1545

REID ROBERT F SR AKA ROBERT
AKA ROBERT FREDERICK SR
2624 E 97TH AVE
DENVER CO 80229-2514

UNION NORMAN J AND
SWANK JANET R
7521 BRIGHTON BLVD
COMMERCE CITY CO 80022

RMS CONCRETE INC
5190 E 77TH AVE #1
COMMERCE CITY CO 80022-5512

YOUR COMPANY LLC
1120 N LINCOLN ST STE 1100
DENVER CO 80203-2139

RMS CONCRETE INC
PO BOX 670
GLENWOOD SPRINGS CO 81602-0670

YOUR COMPANY LLC
1120 LINCOLN ST STE 1100
DENVER CO 80203-2139

ROUBIDOUX CAROL JO
4473 COUNTY ROAD 61
KEENESBURG CO 80643-8728

ARAGON OLIVIA P
OR CURRENT RESIDENT
4920 E 77TH AVE
COMMERCE CITY CO 80022

SCHWERTFEGER BARBARA AND
SCHWERTFEGER FRANK
12244 WHEELING CT
HENDERSON CO 80640-9426

BAHENA GABINO M AND
ESCOBAR VIRIDIANA
OR CURRENT RESIDENT
4930 E 77TH AVE
COMMERCE CITY CO 80022-1426

SHOCO ENTERPRISES INC
PO BOX 867
BRIGHTON CO 80601-0867

DALTON MARLON L
OR CURRENT RESIDENT
4940 E 77TH AVE
COMMERCE CITY CO 80022

SHOCO ENTERPRISES INC
PO BOX 867
BRIGHTON CO 80601

DENNIS AND JEFF ENTERPRISES LLC
OR CURRENT RESIDENT
7715 DAHLIA STREET
COMMERCE CITY CO 80022

STEVENSON PROPERTIES COMMERCE CITY LLC
C/O SPEC BUILDING CORP
KANSAS CITY KS 66103-1543

GARNICA RAUL AND
GARNICA NORMA
OR CURRENT RESIDENT
5000 E 77TH AVE
COMMERCE CITY CO 80022-1428

HERNANDEZ JUAN S/JUAN M/ELBA
HERNANDEZ SABINO R/OSCAR
OR CURRENT RESIDENT
4910 E 77TH AVE
COMMERCE CITY CO 80022-1426

CURRENT RESIDENT
5196 E 77TH AVE
COMMERCE CITY CO 80022-1428

HILLEN WILLIAM D
OR CURRENT RESIDENT
7600 DAHLIA ST
COMMERCE CITY CO 80022-1466

CURRENT RESIDENT
5201 E 77TH AVE
COMMERCE CITY CO 80022-1453

KROAH KRISTOPHER T
OR CURRENT RESIDENT
5192 E 77TH AVE
COMMERCE CITY CO 80022

CURRENT RESIDENT
5215 E 77TH AVE
COMMERCE CITY CO 80022-1453

LOYA CRUZ AND
LOYA MELIDA
OR CURRENT RESIDENT
5310 E 78TH AVE
COMMERCE CITY CO 80022-1488

CURRENT RESIDENT
5251 E 77TH AVE
COMMERCE CITY CO 80022-1453

OFFEN 5100 LLC
OR CURRENT RESIDENT
5100 E 78TH AVE
COMMERCE CITY CO 80022-1458

CURRENT RESIDENT
5253 E 77TH AVE
COMMERCE CITY CO 80022-1453

ROMERO JOE ORLANDO AND
ROMERO ROSE MARY
OR CURRENT RESIDENT
5010 E 77TH AVE
COMMERCE CITY CO 80022-1428

CURRENT RESIDENT
5240 E 77TH AVE
COMMERCE CITY CO 80022-1454

SWANK JANET R
OR CURRENT RESIDENT
7521 BRIGHTON BLVD
COMMERCE CITY CO 80022-1545

CURRENT RESIDENT
5250 E 77TH AVE
COMMERCE CITY CO 80022-1454

SWANK JANET R
OR CURRENT RESIDENT
7631 BRIGHTON BLVD
COMMERCE CITY CO 80022-1501

CURRENT RESIDENT
5200 E 78TH AVE
DENVER CO 80022-1460

CURRENT RESIDENT
4995 E 77TH AVE
COMMERCE CITY CO 80022-1427

CURRENT RESIDENT
7505 DAHLIA ST
COMMERCE CITY CO 80022-1463

CURRENT RESIDENT
5020 E 77TH AVE
COMMERCE CITY CO 80022-1428

CURRENT RESIDENT
7500 DAHLIA ST
COMMERCE CITY CO 80022-1464

CURRENT RESIDENT
7550 DAHLIA ST
COMMERCE CITY CO 80022-1464

CURRENT RESIDENT
7691 BRIGHTON BLVD
COMMERCE CITY CO 80022-1546

CURRENT RESIDENT
7631 DAHLIA ST
COMMERCE CITY CO 80022-1465

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 1
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7685 DAHLIA ST
COMMERCE CITY CO 80022-1466

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 10
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7630 DAHLIA ST
COMMERCE CITY CO 80022-1466

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 11
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7725 DAHLIA ST
COMMERCE CITY CO 80022-1467

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 12
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7740 DAHLIA ST
COMMERCE CITY CO 80022-1468

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 14
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
5135 E 74TH AVE
COMMERCE CITY CO 80022-1536

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 15
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7521 US HIGHWAY 85
COMMERCE CITY CO 80022-1545

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 16
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7595 BRIGHTON BLVD
COMMERCE CITY CO 80022-1545

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 17
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7621 BRIGHTON BLVD
COMMERCE CITY CO 80022-1546

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 18
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 19
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 33
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 2
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 34
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 20
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 35
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 21
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 36
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 28
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 37
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 29
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 38
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 3
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 39
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 30
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 4
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 31
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 40
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 32
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 41
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 42
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 53
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 43
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 54
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 44
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 55
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 46
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 56
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 47
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 57
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 48
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 58
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 49
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 59
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 5
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 6
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 50
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 60
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 52
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 7
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 8
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 2
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7701 BRIGHTON BLVD LOT 9
COMMERCE CITY CO 80022-1548

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 3
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 1
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 4
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 10
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 5
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 11
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 6
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 12
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 7
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 13
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 8
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 14
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 9
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 15
COMMERCE CITY CO 80022-1554

CURRENT RESIDENT
7515 BRIGHTON BLVD APT 16
COMMERCE CITY CO 80022-1554