



COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT

CASE NAME: CENTER GREENHOUSE
CASE NO.: PRC2018-00021

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

August 13, 2019

CASE No.: PRC2018-00021	CASE NAME: Center Greenhouse
Owner's Name:	Center Greenhouse, Inc.
Applicant's Name:	Josh Heiney, Armie Management
Applicant's Address:	1855 S. Pearl Street, Ste. 20, Denver, CO 80210
Location of Requests:	7220 Lafayette Street
Parcel Numbers:	0171935304010, 0171935303017, 0171935304006
Nature of Requests:	1) Minor subdivision final plat create one lot; 2) Zoning map amendment (rezone); 3) Roadway Vacation for a portion of Lafayette Street; and 4) Subdivision Improvements Agreement
Current Zone District:	Agricultural-1 with Mineral Conservation Overlay
Proposed Zone District:	Industrial-1 with Mineral Conservation Overlay
Future Land Use:	Mixed-Use Employment
Total Site Area:	11.3 acres
Hearing Date(s):	PC: July 25, 2019 / 6:00 pm BoCC: August 13, 2019 / 9:30 am
Report Date:	July 18, 2019
Case Manager:	Greg Barnes
PC Recommendation:	APPROVAL with 21 Findings-of-Fact, 1 Condition, and 1 Note

SUMMARY OF APPLICATIONS

Background:

The applicant, Armie Management, is requesting a rezoning, minor subdivision final plat with associated subdivision improvements agreement (SIA), and a roadway vacation. The requests encompass three existing lots in the vicinity of 7220 Lafayette Street. Armie Management is making these requests on behalf of the owner, Center Greenhouse, Inc. The owner ultimately wishes to develop an industrial business park on the proposed 11-acre lot.

Currently, the subject site is comprised of three individual lots and a portion of public right-of-way for Lafayette Street. The applicant has submitted a request for roadway vacation to vacate the public right-of-way for Lafayette Street, which is located within the interior portions of the

site. The proposed minor subdivision final plat will combine the three existing lots and vacated right-of-way into one 11-acre lot. The applicant has also submitted a SIA with the proposed final plat, which would facilitate the construction of public improvements that support the proposed development. In addition, the applicant is proposing to change the official zoning designation on the subject property from Agricultural-1 (A-1) to Industrial-1 (I-1). The request for rezoning is necessary for the applicant to pursue development of the property as an industrial business park.

Zone District Regulations:

Currently, the property is designated as A-1. Per Section 3-08-01 of the County's Development Standards and Regulations, the purpose of the A-1 zone district is to provide a single-family residential dwelling district where density is suited for a rural lifestyle. Uses permitted in the A-1 zone district include single-family residential dwellings and light farming uses, including animal-keeping.

The proposed zone district for the property is I-1. Per Section 3-24-01 of the County's Development Standards and Regulations, the purpose of the I-1 zone district is to provide a general commercial and restricted industrial district designed to provide a variety of compatible business, warehouse, wholesale, offices, and limited industrial use. Uses permitted in the I-1 zone district include light industrial or commercial, such as office, warehousing, business parks, retail, or restaurants, which generate employment and contribute to the County's tax base. The dimensional requirements for the I-1 zone district include a minimum of one acre lot size and minimum one-hundred (100) foot lot width.

The proposed minor subdivision final plat will create one lot consisting of approximately 11 acres in area and 230 feet of lot width. Therefore, the request is in conformance to the dimensional requirements for the proposed I-1 zone district of Section 3-24-07 of the County's Development Standards.

Subdivision Design and Improvements

Per Section 5-02-05 of the County's Development Standards and Regulations, an SIA is required with a final plat. The SIA allows for construction of infrastructure, such as public streets, curbs, gutters, sidewalks, and storm sewers to be constructed on the property. All streets and sidewalks in the development are proposed to be public and constructed to local street standards. County staff has reviewed the proposed SIA and have no outstanding concerns with the proposed agreement. The applicant shall provide collateral, as required in the SIA, prior to the public hearing before the Board of County Commissioners on August 13, 2019.

The proposed final plat has been reviewed by County staff for consistency with the County's Subdivision Design Standards (Section 5-03). The proposed plat has been designed to be appropriate for development, and the lot configuration is suitable for access and emergency services. The proposed subdivision will be served by the North Washington Water & Sanitation District. All documentation has been provided to ensure conformance with the County's water supply requirements.

For non-residential subdivisions, public land dedication is required to support regional parks. Section 5-05-05-04 of the County's Development Standards allows for cash-in-lieu of land dedication. The applicant has agreed to pay \$13,169.41 in lieu of the required 0.23 acres of land dedication. This payment must be submitted to the County prior to the public hearing before the Board of County Commissioners on August 13, 2019.

Future Land Use Designation/Comprehensive Plan:

The future land use designation on the property is Mixed-Use Employment. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of the Mixed-Use Employment future land use designation is to accommodate a range of employment uses with a mix of supporting uses to serve employment needs. In addition, Mixed-Use Employment areas are designated in locations that have transportation access and visibility, but are not suitable for residential development. Mixed-Use Employment areas may include offices, light manufacturing, distribution, indoor warehousing, clean industry, and supporting retail businesses.

Rezoning the property to a zone district that is consistent with the Comprehensive Plan designation will advance the County's long-term goal for providing mixed-use employment areas that accommodate a range of employment uses, as well as supporting employment generating uses. The subject property is located within a part of the County that has nearby access to three interstate highways (I-25, I-76, and I-270).

The subject property is located within the Southwest Adams County Framework Plan's Welby Subarea Plan and specifically considered to be part of the South Welby Area of this plan. The site is identified as transitioning from agricultural and residential uses to more industrial uses. It is a goal of the Welby Plan to promote economic development through the creation of employment hubs in the South Welby Area. The proposed subdivision to create a large-acreage lot with light industrial zoning supports the goals and purpose of the Welby Subarea Plan.

Site Characteristics:

The subject property has street frontage along East 73rd Avenue to the north and a portion of Lafayette Street terminates into the site. No structures are currently located on the property.

Surrounding Zoning Designations and Existing Use Activity:

Northwest A-1 Single-Family Residential	North A-1 Single-Family Residential and Industrial	Northeast A-1 Single-Family Residential
West I-1 Vacant	Subject Property A-1 Vacant	East I-1 Industrial
Southwest I-1 Limited-Access Highway	South A-1 Limited-Access Highway	Southeast I-1, A-1 Limited-Access Highway

Compatibility with the Surrounding Area:

The surrounding properties are a mix of A-1 and I-1 zoning. These properties are developed with a mix of light industrial uses and single-family dwellings. Rezoning of this property to I-1 would allow the possibility of light industrial and light manufacturing uses that are not currently allowed within the A-1 zone district. This area of East 73rd Avenue, between Washington Street and Gilpin Way, has been the subject of numerous rezoning approvals from A-1 to I-1 and Commercial-5 (C-5) zoning over the past decade.

Per Section 8-02-02 of the County’s Development Standards and Regulations, a traffic study is required with these applications. Staff reviewed the traffic study and has no outstanding concerns with potential traffic generation from the site. A new traffic study may be required during review of any building permit for new development on the property.

These applications are compatible with the overall area and are not detrimental to public health and safety. Approval of these requests will be consistent with the character of development activities in the area

PLANNING COMMISSION UPDATE

The Planning Commission (PC) considered this case on July 25, 2019, and voted (6-1) to recommend approval of the request. The applicant spoke at the meeting and had no concerns with the staff report. The applicant provided additional detail on the proposed build-out, indicating that a proposed industrial park would likely be the use of the property.

During the public hearing, Mr. Chris Frank and Mr. Mario Molinaro spoke to the Planning Commission. Both Mr. Frank and Mr. Molinaro stated that they were not opposed to the subject application; however, they both had concerns regarding the present state of East 73rd Avenue. They provided concern that the existing roadway felt unsafe, and provided testimony regarding the increased use of the street for industrial traffic. Mr. Molinaro provided photos that illustrated semi-trucks that had become stuck on East 73rd Avenue due to the narrowness of the roadway. The Planning Commission requested that the Public Works Department contact Mr. Molinaro and Mr. Frank to propose solutions to their concerns.

Staff Recommendation:

Based upon the application, the criteria for approval, and a recent site visit, staff recommends approval of these requests (minor subdivision final plat, rezoning, roadway vacation, and subdivision improvements agreement) with 21 findings-of-fact, 1 condition, and 1 note:

RECOMMENDED FINDINGS-OF-FACT

1. The final plat is consistent and conforms to the approved sketch plan.
2. The final plat is in conformance with the subdivision design standards.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.

4. The applicant has provided evidence that provision has been made for a public sewage disposal system and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.
8. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.
9. The final plat is consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
11. The proposed subdivision 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. The proposed subdivision has established an adequate level of compatibility by:
 - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
 - b. Incorporating site planning techniques to foster the implementation of the County's plans and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
 - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures; and
 - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design.
12. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
13. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
14. The Zoning Map amendment will comply with the requirements of these standards and regulations
15. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental

to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

16. The roadway vacation complies with these standards and regulations and the original conditions of approval.
17. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
18. The roadway vacation is in keeping with the purpose and intent of the subdivision regulations.
19. The approval will not adversely affect the public health, safety, and welfare.
20. The vacation does not leave any land adjoining the roadway without an established public road or private access easement connecting said land with another established public road.
21. If the roadway is a state or federal highway, the vacation has been approved by the state transportation commission.

Recommended Condition of Approval:

1. All utilities shall be located underground pursuant to Section 5-04-04-01 of the Adams County Development Standards and Regulations.

Recommended Note to the Applicant:

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.

CITIZEN COMMENTS

Notifications Sent	Comments Received
181	1

All property owners and occupants within 1,500 feet of the subject property were notified of the request. As of writing this report, staff has received only one response from those notified. Ms. Angela Rotello provided an initial public comment with concerns on the subject development. After working with the applicant, Ms. Rotello has provided comments of support for the proposed applications.

Additional comments came during the public hearing from Mr. Mario Molinaro and Mr. Chris Frank. Photos of the existing conditions of East 73rd Avenue, were provided by Mr. Molinaro at the public hearing, and have been included in the staff report packet.

COUNTY AGENCY COMMENTS

Staff reviewed the request and has no outstanding concerns with the proposed applications.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

Responding without Concerns:

CDOT

CDNR-DWR

CGS

TCHD

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams County Sheriff

Century Link

Colorado Div. of Mining Reclamation and Safety

Comcast

Mapleton Schools #1

Metro Wastewater

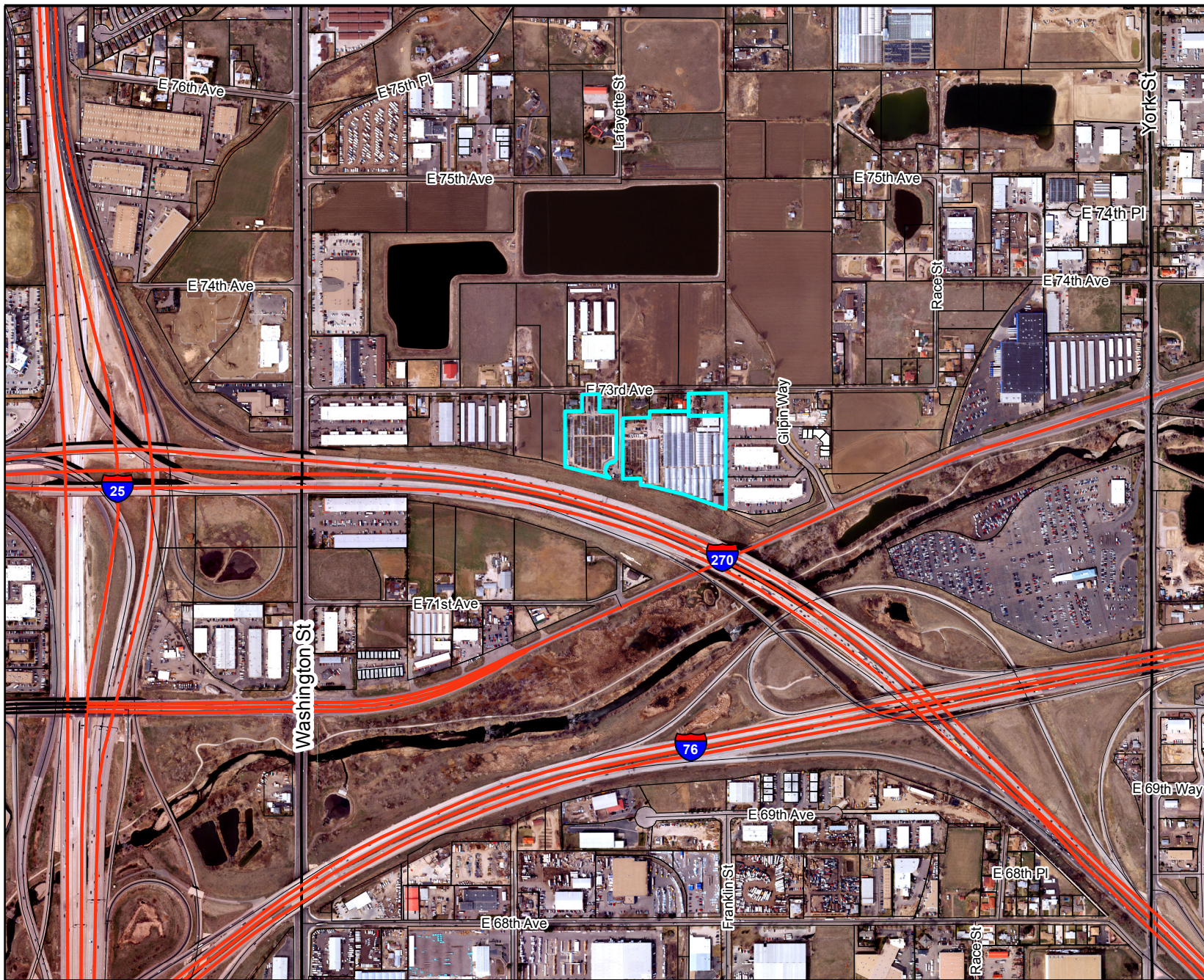
North Washington Water & Sanitation District

RTD

U.S. Environmental Protection Agency

U.S. Post Office

Welby Citizen Group



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)

PRC2018-00021

Center Greenhouse Redevelopment

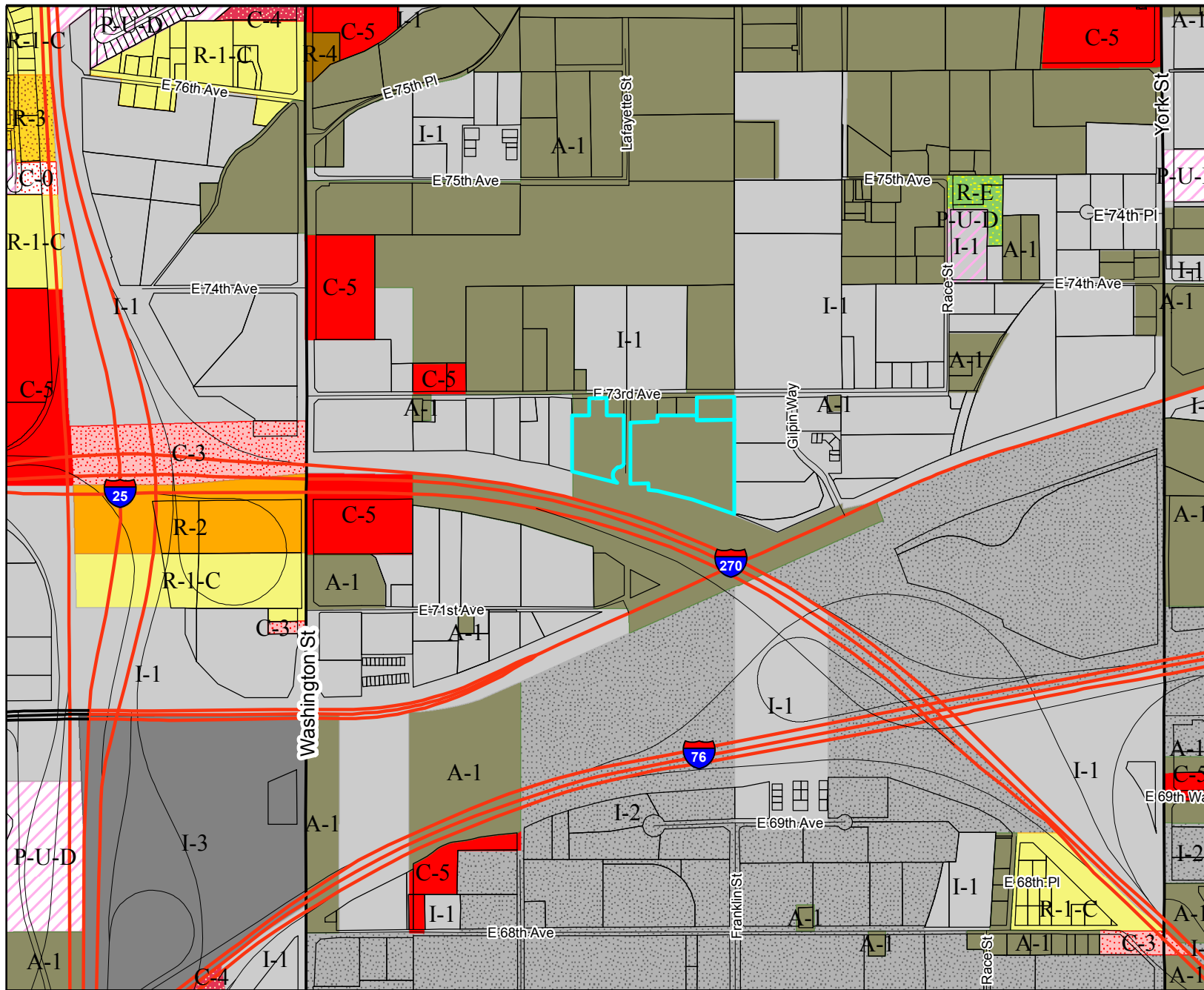


For display purposes only.



ADAMS COUNTY
COLORADO

This map is made possible
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group, which assumes no
responsibility for its accuracy



Legend

- Railroad
- Major Water
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- 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)

PRC2018-00021

Center Greenhouse Redevelopment

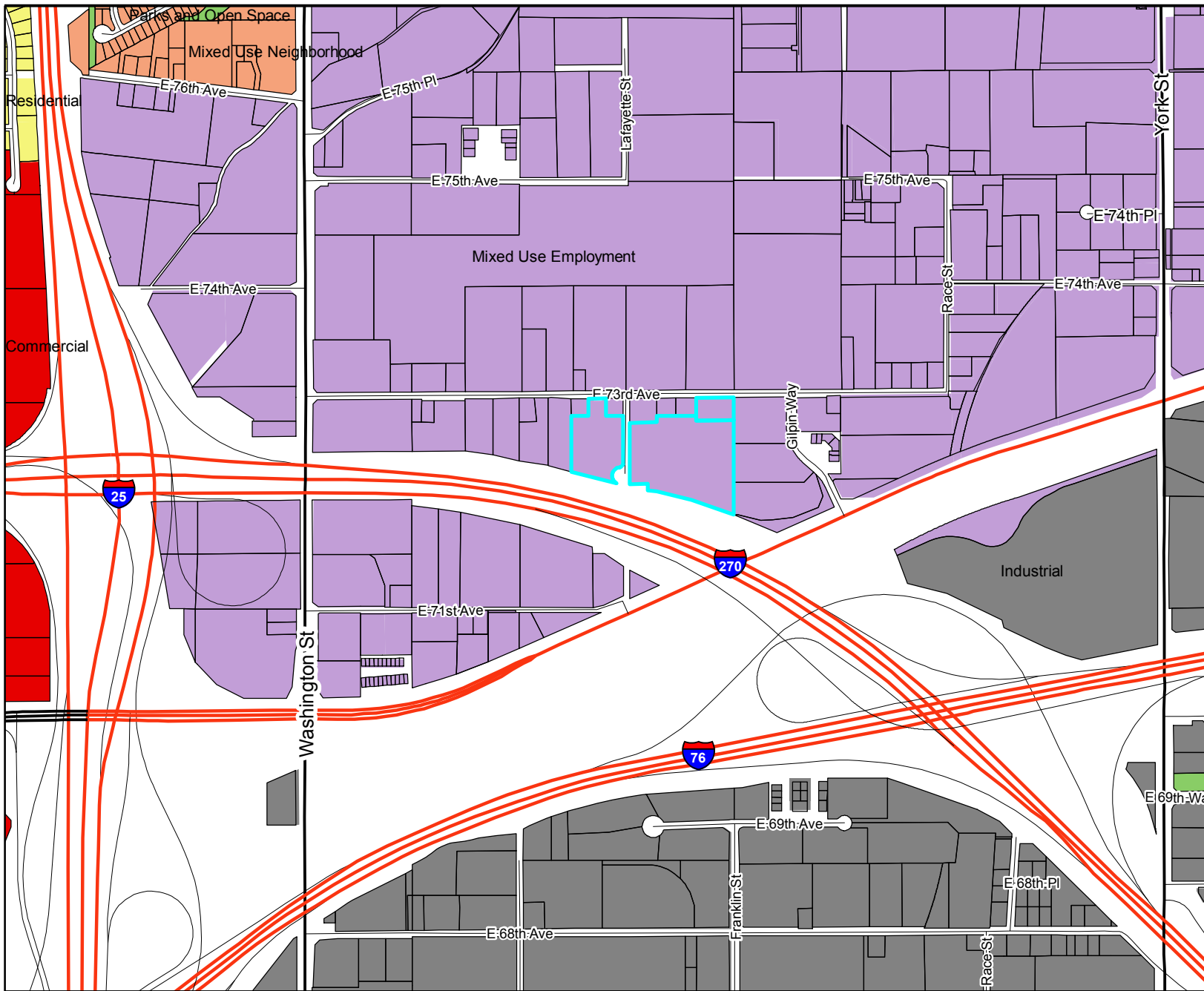


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PRC2018-00021

Center Greenhouse Redevelopment



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ADAMS COUNTY
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Herein please find the project overview of the proposed redevelopment of three adjoining parcels, #0171935304006, #0171935303017 and #0171935304010, located at the intersection of Lafayette Street and 73rd Avenue, the “Site” or “Project”, all of which are currently owned by Center Greenhouse, Inc. Following the proposed vacation of a portion of Lafayette Street and minor subdivision re-plat, the development site will consist of two parcels totaling 11.29-acres. Armie Management, LLC, or its successor or assignees, as the “Developer” is requesting to rezone the Site from A-1 to I-1, with the plan to develop a Class-A industrial building totaling roughly 152,980 square feet. A conceptual review meeting was held November 5th, 2018 under project number PRE2018-00131.

The requested industrial zoning is consistent with the Adams County Comprehensive Plan. Future land use designation for the property is mixed use employment. According to Chapter 5 of the Adams County Comprehensive Plan, uses allowed in the mixed use employment designation include light manufacturing, distribution, indoor warehousing, and offices. The only known historical use on these parcels has been indoor and outdoor plant cultivation.

Items requested under the application(s) include:

- Rezoning (Zoning Map Amendment):
 - In accordance with section 2-02-13-03-01 of the Adams County Development Standards and Regulations, the applicant is requesting a rezoning of the subject property from A-1 to I-1. As mentioned above, this request for rezoning is consistent with the Adams County Comprehensive Plan, in addition to the surrounding area uses and zoning, Welby Subarea Plan, and the intent of the County’s zoning ordinance.
- Vacation of Lafayette Street:
 - Applicant is requesting a vacation of a portion of Lafayette street extending from the norther boundary of the subject parcel, south of E 73rd Avenue, to the terminus North of Interstate 270. The right-of-way does not extend through 73rd Avenue to the North and divides two of the subject parcels.
 - This land had previously been dedicated to Adams County by Center Greenhouse Inc. for the formation of Lafayette Street, which occurred prior to the dedication for I-270. In its current state, Lafayette dead ends at I-270, running between two of the above-mentioned parcels that are included in this application for Minor Subdivision. With the proposed vacation, the Developer will have the ability to construct a more desirable facility on the larger parcel.
- Minor Subdivision:
 - The project, as proposed, currently consists of three separate parcels. The applicant requests a minor subdivision re-plat to combine all three parcels and the vacated portion of Lafayette Street into two separate parcels, totaling a combined 11.29 acres. The proposed re-plat details the two new parcels, Proposed Lot 1 at 11.03 acres and Proposed lot 2 at 0.262 acres.
- Address Request:
 - In conjunction with the above applications, we request the county’s guidance on the addressing of the two new parcels. Given current addressing in the area, we would propose Parcel A address be 1350 E 73rd Avenue and Parcel B address be 1550 E 73rd Avenue.

- Access and Right-of Way Permit:
 - For any work required in the 73rd Avenue right-of way. The Applicant has the intent of completing ROW improvements to the southern half of East 73th Avenue from the western boundary of parcel #0171935304006 to the eastern boundary of parcel #0171935407004 to improve access to the Project via Gilpin Way. It is expected that the majority of traffic to the project will be via East 70th Ave to Gilpin Way. Therefore, the proposed improvements are believed to be appropriate to accommodate the Project's needs.

RED CENTRAL INDUSTRIAL SUBDIVISION FILING NO. 1

A VACATION OF PORTION OF LAFAYETTE STREET AND A REPLAT OF A PORTION OF BLOCKS 15 AND 18 OF NORTH SIDE GARDENS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST AND THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST, AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF BLOCK 15, NORTH SIDE GARDENS, EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED DECEMBER 17, 1980 IN BOOK 2516 AT PAGE 835, AND EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED JUNE 16, 1992 IN BOOK 3917 AT PAGE 55, AND EXCEPT THOSE PORTIONS TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN RULE AND ORDER RECORDED NOVEMBER 10, 1998 IN BOOK 5531 AT PAGE 999, COUNTY OF ADAMS, STATE OF COLORADO.

AND:
PARCEL C, YANTORNO EXEMPTION, ACCORDING TO THE MAP THEREOF RECORDED JULY 14, 2009 UNDER RECEPTION NO. 2009000051566, COUNTY OF ADAMS, STATE OF COLORADO.

AND:
THAT PORTION OF BLOCK 18, NORTH SIDE GARDENS, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 18; THENCE WEST 219 FEET; THENCE SOUTH 140 FEET; THENCE EAST 219 FEET; THENCE NORTH 140 FEET TO THE POINT OF BEGINNING.

ALL TOGETHER BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PART OF BLOCKS 15 AND 18, NORTH SIDE GARDENS, A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO AND PART OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3/4" IRON PIPE ON THE SOUTH RIGHT OF WAY LINE OF EAST 73RD AVENUE AND MARKING THE NORTHEAST CORNER OF BLOCK 18, NORTH SIDE GARDENS PER YANTORNO EXEMPTION PLAT PREPARED BY R.W. BAYER & ASSOCIATES:

THENCE FROM SAID POINT OF BEGINNING LEAVING THE SOUTH RIGHT OF WAY OF EAST 73RD AVENUE AND RUNNING ALONG THE WEST LINE OF NORTH SIDE GARDENS BUSINESS PARK AMENDED PLAT FOR LOT 2, S00°02'51"E 718.35' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT LOCATED ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 270, THENCE ALONG THE NORTH LINE OF SAID INTERSTATE 270 N71°07'48"W 276.55' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE N76°10'51"W 217.92' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE N84°32'50"W 57.00' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE N00°01'16"W 40.35', THENCE S89°40'34"W 149.99' PASSING A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT AT 110.00', THENCE S00°02'39"W 7.14' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE N75°23'21"W 330.75' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE LEAVING SAID NORTH RIGHT OF WAY N00°03'34"E 344.60' TO THE NORTHWEST CORNER OF THE SUBJECT PROPERTY, THENCE S89°56'02"E 106.80', THENCE N00°03'58"E 107.00' TO THE SOUTH RIGHT OF WAY LINE OF EAST 73RD AVENUE, THENCE ALONG SAID RIGHT OF WAY S89°56'07"E 106.53', THENCE LEAVING SAID RIGHT OF WAY S00°03'58"W 107.00', THENCE S89°56'02"E 106.81' TO THE WEST RIGHT OF WAY LINE OF LAFAYETTE STREET, THENCE ALONG SAID RIGHT OF WAY S00°03'58"W 43.62', THENCE S89°57'21"E 36.47', THENCE N88°39'24"E 167.14', THENCE N00°01'17"W 37.82', THENCE N89°35'59"E 114.77' TO A FOUND 3/8" IRON PIPE, THENCE N89°36'05"E 126.00', THENCE N00°01'16"W 110.00' TO THE SOUTH RIGHT OF WAY LINE OF EAST 73RD AVENUE, THENCE ALONG SAID SOUTH RIGHT OF WAY N89°36'02"E 231.79' TO THE POINT OF BEGINNING.

CONTAINING 11.292 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF RED CENTRAL INDUSTRIAL SUBDIVISION FILING NO. 1 AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND THE EASEMENTS AS SHOWN, FOR PUBLIC UTILITY, CABLE TV AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE COUNTY OF ADAMS.

EXECUTED THIS _____ DAY OF _____, A.D., 20_____.

BY: CENTER GREENHOUSE, INC., A COLORADO CORPORATION

KENNETH R. LOMBARDI AS SECRETARY

STATE OF COLORADO

COUNTY OF ADAMS

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____ A.D. 2019, BY KENNETH R. LOMBARDI AS

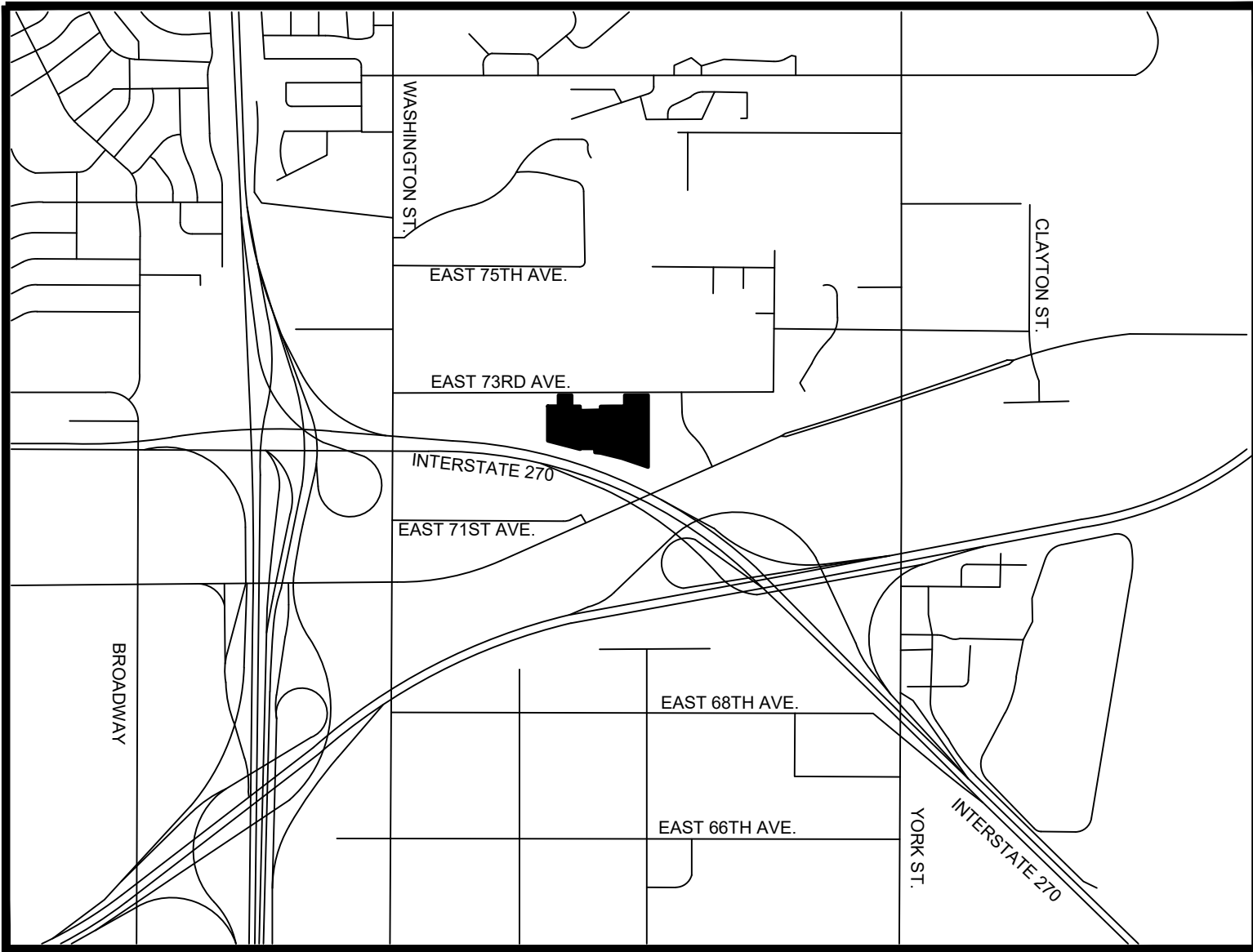
SECRETARY OF CENTER GREENHOUSE, INC., A COLORADO CORPORATION

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

TRACT SUMMARY TABLE

TRACT	AREA (SQ. FT.)	AREA (ACRES)
LOT 1	491861.89	11.292
LAFAYETTE ST. VACATION	21240.38	0.49

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 08001C0603H, WHICH BEARS AN EFFECTIVE DATE OF 03/05/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

REFERENCE NOTES

EACH AND EVERY RIGHT OR RIGHTS OF ACCESS TO AND FROM ANY PART OF THE RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 270 AS TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN RULE AND ORDER RECORDED JANUARY 22, 1998 IN BOOK 5213 AT PAGE 161. (SHOWN HEREON)

EACH AND EVERY RIGHT OF RIGHTS OF ACCESS TO AND FROM ANY PART OF THE RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 270 AS TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN RULE AND ORDER RECORDED NOVEMBER 10, 1998 IN BOOK 5531 AT PAGE 999. (SHOWN HEREON)

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE SUBJECT PROPERTY WHICH BEARS S 00°02'51" E PER COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83.

GENERAL NOTES

1. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS (AND TRACTS) AS SHOWN OF THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

2. THE PURPOSE OF THIS ROADWAY VACATION PLAT IS TO ALLOW FOR FUTURE CONSTRUCTION ON THE SUBJECT PROPERTY.

3. RESERVING HOWEVER AN EASEMENT FOR THE CONTINUED USE OF EXISTING SEWER, GAS, WATER AND SIMILAR PIPELINES AND APPURTENANCES, AND FOR ELECTRIC, TELEPHONE, AND SIMILAR LINES AND APPURTENANCES WITHIN SAID VACATED STREET RIGHT OF WAY.

4. ACCESS RIGHTS ARE RESTRICTED ACROSS THE RIGHT OF WAY LINES OF MAJOR HIGHWAYS, PARKWAYS, STREETS, OR FREEWAYS, WHERE REQUIRED AS A PROVISION OF APPROVAL.

5. SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.

6. ANY EXISTING UTILITIES WITHIN THE VACATED PORTION OF LAFAYETTE STREET ARE BEING REMOVED.

7. SET MONUMENTS SHOWN HEREON TO BE PLACED FOLLOWING APPROVAL.

8. NO BUILDING PERMITS WILL BE ISSUED FOR ANY LOT IN ANY PHASE OF CONSTRUCTION, UNTIL ALL PUBLIC IMPROVEMENTS, IN ANY PHASE, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED AND ARE UNDER PRELIMINARY ACCEPTANCE OF THE ADAMS COUNTY DEPARTMENT OF PUBLIC WORKS.

9. THE POLICY OF THE COUNTY REQUIRES THAT ALL STORM DRAINAGE FACILITIES, AS PROVIDED FOR BY THE DRAINAGE AND ACCESS EASEMENT, DEDICATED BY THIS PLAT, TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY TO THE SYSTEM. THE PROPERTY OWNERS (METRO DISTRICT) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS

10. THE DEVELOPER SHALL RELOCATE ANY AND ALL OIL OR GAS LINES THAT PREVENT AN ADEQUATE ISDS FROM BEING INSTALLED ON ANY LOT.

11. ADAMS COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF ANY COVENANTS, CONDITIONS, OR RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.

12. THE DEVELOPER SHALL PROVIDE A BUILDING ENVELOPE FREE OF ALL UNDERGROUND PIPELINES AND WILL BE RESPONSIBLE FOR REMOVING, RELOCATING AND/OR REDIRECTING ANY UNDISCOVERED PIPELINES WITHIN THE BUILDING ENVELOPE.

13. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

14. THE APPROVED STORM WATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION # _____

SURVEYOR'S CERTIFICATE

I, BUCKLEY D. BLEW, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

BUCKLEY D. BLEW
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38540
FOR AND ON BEHALF OF BLEW & ASSOCIATES, P.A.
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, AR. 72703
479-443-4506

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF Licensure FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, A.D., 20_____.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS ON THIS _____ DAY OF _____, A.D., 20_____.

CHAIR

CLERK AND RECORDERS CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ M. ON THE _____ DAY OF _____, A.D., 20_____.


COUNTY AND CLERK RECORDER

BY: _____
DEPUTY
INSTRUMENT NO. _____

COUNTY ATTORNEY APPROVAL

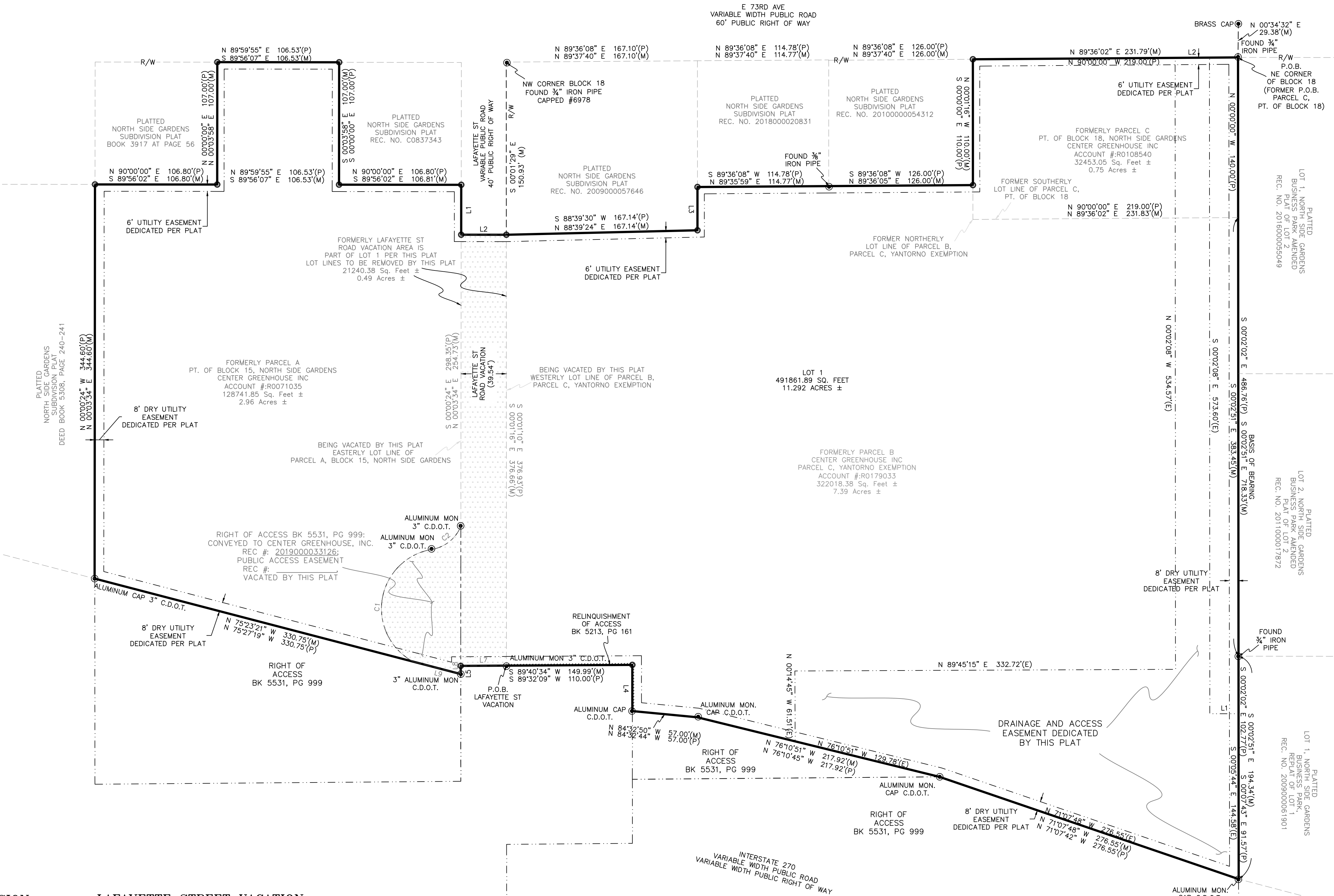
APPROVED AS TO FORM BY THE COUNTY ATTORNEY OF ADAMS COUNTY ON THIS ____ DAY OF _____, A.D., 20_____.

COUNTY ATTORNEY

 BLEW & ASSOCIATES, P.A. CIVIL ENGINEERS & LAND SURVEYORS 3825 N. SHILOH DRIVE FAYETTEVILLE, ARKANSAS 72703 OFFICE: 479.443.4506 FAX: 479.582.1883 WWW.BLEWINC.COM BLEW PROJ. NO. 18-3983	DATE OF PREPARATION	-	11/21/2018
	DATE OF LAST REVISION	-	06/11/2019
	SCALE	-	1" = 50'
	SHEET		1 OF 2

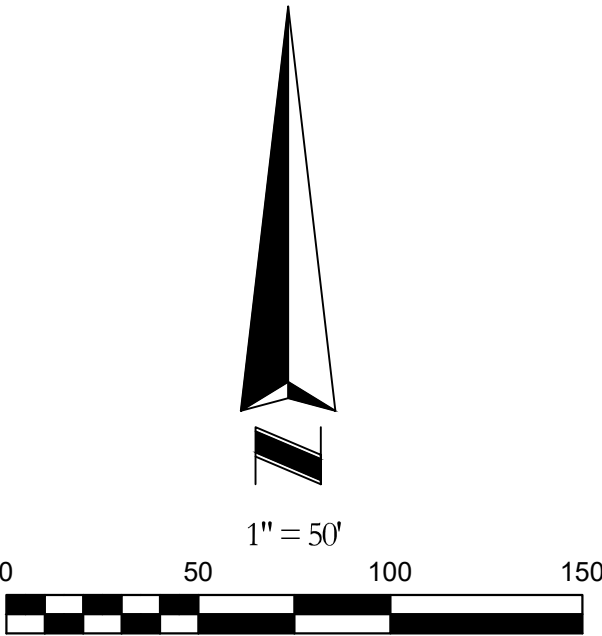
RED CENTRAL INDUSTRIAL SUBDIVISION FILING NO. 1

A VACATION OF PORTION OF LAFAYETTE STREET AND A
REPLAT OF A PORTION OF BLOCKS 15 AND 18 OF NORTH SIDE
GARDENS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF
SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST AND THE
NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3
SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2



LEGEND

- SET 3/4" IRON PIPE
- FOUND MONUMENT AS NOTED
- SQUARE FEET
- PLATTED BEARING
- MEASURED BEARING
- EASEMENT BEARING
- NEW SUBDIVISION PROPERTY LINE
- LAFAYETTE ST VACATION AREA (PER PLAT)
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- LOT LINE



RED CENTRAL INDUSTRIAL SUBDIVISION

LINE	BEARING	DISTANCE
L1 M	S 00°03'58" W	43.62'
L2 M	S 89°57'21" E	39.47'
L3 M	N 00°01'17" W	37.82'
L3 P	S 00°01'01" E	37.82'
L4 M	N 00°01'16" W	40.36'
L4 P	N 00°01'10" W	40.36'
L5 M	S 00°02'39" W	7.14'

LAFAYETTE STREET VACATION

LINE	BEARING	DISTANCE
L6 M	S 89°57'21" E	29.47'
L7 M	S 89°40'34" W	39.99'
L8 M	S 00°02'39" W	7.14'
L9 M	N 78°23'09" W	42.91'

CURVE	RADIUS	ARC L	DELTA	CHORD BEARING
C1 M	52.48'	130.55'	142°32'05"	N 09°17'49" E
C2 M	33.37'	34.20'	58°42'56"	N 51°26'28" E

EASEMENT

LINE	BEARING	DISTANCE
L1	N 89°57'52" E	25.00'
L2	N 89°36'02" E	30.00'

BLEW & ASSOCIATES, P.A.
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
WWW.BLEWINC.COM
BLEW PROJ. NO. 18-3983

DATE OF PREPARATION	11/21/2018
DATE OF LAST REVISION	06/11/2019
SCALE	1" = 50'
SHEET	2 OF 2

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT is made and entered into by and between the County of Adams, State of Colorado, hereinafter called "County," and Central Connection, LLC located at 1855 South Pearl Street, Suite 20, Denver, CO 80210, hereinafter called "Developer."

WITNESSETH:

WHEREAS, Developer is the owner of real property in the County of Adams, State of Colorado, as described in Exhibit "A" attached hereto, and by this reference made a part hereof.

WHEREAS, it is provided by resolution of the Board of County Commissioners, County of Adams, that where designated the Developer shall have entered into a written agreement with the County to install public and/or private improvements, and to deed land for public purposes or right-of-way.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

1. **Engineering Services.** Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on Exhibit "B" attached hereto, and by this reference made a part hereof.
2. **Drawings and Estimates.** The Developer shall furnish drawings and cost estimates for all improvements described and detailed on Exhibit "B" for approval by the County. Upon request, the Developer shall furnish one set of reproducible "as built" drawings and a final statement of construction costs to the County.
3. **Construction.** Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the improvements described and detailed on Exhibit "B".
4. **Time for Completion.** Improvements shall be completed according to the terms of this agreement within "construction completion date" appearing in Exhibit "B". The Director of Community and Economic Development Department may for good cause grant extension of time for completion of any part or all of improvements appearing on said Exhibit "B". Any extension greater than 180 days is within the sole discretion of the Board of County Commissioners. All extensions of time must be in writing.
5. **Guarantee of Compliance.** Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, such as a surety bond, releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be in the amount of \$652,884.75, including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation. Upon approval of the final plat, completion of said improvements constructed according to the terms of this agreement, and preliminary

acceptance by the Director of Public Works in accordance with section 5-02-05-01 of the County's Development Standards and Regulations, the collateral shall be released. Completion of said improvements shall be determined solely by the County, and a reasonable part of said collateral, up to 20%, may be retained to guarantee maintenance of public improvements for a period of one year from the date of completion.

No Certificate of Occupancy shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners. Construction of Public Improvements may be constructed concurrently with construction of building improvements. No Certificate of Occupancy will be issued for any building until preliminary acceptance of the Public Improvements is granted by Adams County.

6. **Acceptance and Maintenance of Public Improvements.** All improvements designated "public" on Exhibit "B" shall be public facilities and become the property of the County or other public agencies upon acceptance. During the period of one year from and after the acceptance of public improvements, the Developer shall, at its own expense, make all needed repairs or replacement due to defective materials or workmanship which, in the opinion of the County, becomes necessary. If, within ten days of written notice to the Developer from the County requesting such repairs or replacements, the Developer has not undertaken with due diligence to make the same, the County may make such repairs or replacements at the Developer's expense. In the case of an emergency such written notice may be waived.
7. **Successors and Assigns.** This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property as described in Exhibit "A" attached hereto.
8. **Improvements and Dedication.** The undersigned Developer hereby agrees to provide the following improvements.

A. Improvements.

Public Improvements:

Road (paving, curb, gutter, sidewalk) with related drainage improvements on the south side of E 73rd Avenue approximately +/-1,275 linear feet in length, spanning between the northwest corner of 1310 E 73rd Ave (Parcel # 0171935303015) to Gilpin Way, abutting County Parcel Numbers 0171935303015, 0171935303016, 0171935304008, 0171935304009, 0171935304003, 0171935407004, and Red Central Industrial Subdivision Filing No. 1 (Existing County Parcel # 0171935304006). Road (paving, curb and gutter) with related drainage improvements on both sides of Lafayette Street from E 73rd Avenue south to Red Central Industrial Subdivision Filing No. 1 (following the vacation of a portion of Lafayette St). (General description of construction.) See Exhibit "B" for description, estimated quantities and estimated construction costs. See Exhibit "C" for design of Public Improvements.

The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and time schedule as indicated in Exhibit "B".

B. **Public dedication of land for right-of-way purposes or other public purpose.** N/A.

Name/s
Central Connection, LLC

By: _____
Name, Title

By: _____
Name, Title

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by _____.

My commission expires: _____

Address: _____

Notary Public

APPROVED BY resolution at the meeting of _____, 2019.

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of \$652,884.75. No construction or building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Clerk of the Board

Chair

EXHIBIT A

Legal Description:

THE EAST ½ OF BLOCK 15, NORTH SIDE GARDENS, EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED DECEMBER 17, 1980 IN BOOK 2516 AT PAGE 835, AND EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED JUNE 16, 1992 IN BOOK 3917 AT PAGE 55, AND EXCEPT THOSE PORTIONS TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN RULE AND ORDER RECORDED NOVEMBER 10, 1998 IN BOOK 5531 AT PAGE 999, COUNTY OF ADAMS, STATE OF COLORADO.

AND;

PARCEL C, YANTORNO EXEMPTION, ACCORDING TO THE MAP THEREOF RECORDED JULY 14, 2009 UNDER RECEPTION NO. 200900051566, COUNTY OF ADAMS, STATE OF COLORADO.

AND;

THAT PORTION OF BLOCK 18, NORTH SIDE GARDENS, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 18; THENCE WEST 219 FEET; THENCE SOUTH 140 FEET; THENCE EAST 219 FEET; THENCE NORTH 140 FEET TO THE POINT OF BEGINNING.

ALL TOGETHER BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PART OF BLOCKS 15 AND 18, NORTH SIDE GARDENS, A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO AND PART OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND ¾' IRON PIPE ON THE SOUTH RIGHT OF WAY LINE OF EAST 73RD AVENUE AND MARKING THE NORTHEAST CORNER OF BLOCK 18, NORTH SIDE GARDENS PER YANTORNO EXEMPTION PLAT PREPARED BY R.W.BAYER & ASSOCIATES:

THENCE FROM SAID POINT OF BEGINNING LEAVING THE SOUTH RIGHT OF WAY OF EAST 73RD AVENUE AND RUNNING ALONG THE WEST LINE OF NORTH SIDE GARDENS BUSINESS PARK AMENDED PLAT FOR LOT 2, S00°02'51"E 718.33' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT LOCATED ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 270, THENCE ALONG THE NORTH LINE OF SAID INTERSTATE 270 N71°07'48"W 276.55' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE N76°10'51"W 217.92' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE N84°32'50"W 57.00' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE N00°01'16"W 40.35', THENCE S89°40'34"W 149.99' PASSING A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT AT 110.00', THENCE S00°02'39"W 7.14' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE N75°23'21"W 330.75' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE LEAVING SAID NORTH RIGHT OF WAY N00°03'34"E 344.60' TO THE NORTHWEST CORNER OF THE SUBJECT PROPERTY, THENCE S89°56'02"E 106.80', THENCE N00°03'58"E 107.00' TO THE SOUTH RIGHT OF WAY LINE OF EAST 73RD AVENUE, THENCE ALONG SAID RIGHT OF WAY S89°56'07"E 106.53', THENCE LEAVING SAID RIGHT OF WAY S00°03'58"W 107.00', THENCE S89°56'02"E 106.80 TO THE WEST RIGHT OF WAY LINE OF LAFAYETTE STREET, THENCE ALONG SAID RIGHT OF WAY S00°03'58"W 43.62', THENCE S89°57'21"E 39.47', THENCE N88°39'24"E 167.14', THENCE N00°01'17"W 37.82', THENCE N89°35'59"E 114.77' TO A FOUND 3/8" IRON PIPE, THENCE N89°36'05"E 128.00', THENCE N00°01'16"W 110.00' TO THE SOUTH RIGHT OF WAY LINE OF EAST 73RD AVENUE, THENCE ALONG SAID SOUTH RIGHT OF WAY N89°36'02"E 231.79' TO THE POINT OF BEGINNING.

EXHIBIT B

Public Improvements: See Attached.

Exhibit B – East 73rd Improvements

EXHIBIT C

Public Improvements Design: See Attached.

Exhibit B – East 73rd Improvements Design

Construction Completion Date: DECEMBER 31, 2020

Initials or signature of Developer:_____

EXHIBIT B
East 73rd Improvements Design

EXHIBIT B - EAST 73RD IMPROVEMENTS

Red Central Two Industrial Subdivision Filing No. 1

Engineers Estimate - Site Civil Related Public Improvements - East 73rd Avenue Improvements

28-May-19

ITEM	Unit	Estimate Quantity	Approximate Unit Price	Total Cost
MOBILIZATION				
Mobilization	ls	1.00	\$ 2,175.00	\$ 2,175.00
SUBTOTAL				\$ 2,175.00
				\$ -
MISC/GENERAL CONDITIONS				
Site Testing	ls	1.00	\$ 7,500.00	\$ 7,500.00
Site Layout	ls	1.00	\$ 3,500.00	\$ 3,500.00
SUBTOTAL				\$ 11,000.00
				\$ -
EARTHWORK				
Demo Existing	sf	45,500	\$ 0.55	\$ 25,025.00
Prep Subgrade	sf	45,500	\$ 1.08	\$ 49,140.00
Finish grade	sf	45,500	\$ 1.77	\$ 80,535.00
SUBTOTAL				\$ 154,700.00
EROSION CONTROL				
VTC	ea	1.00	\$ 475.00	\$ 475.00
Silt Fence	lf	2,500	\$ 1.70	\$ 4,250.00
SUBTOTAL				\$ 4,725.00
SITE UTILITIES				
Storm Inlets/Outlet Structures	ea	2.00	\$ 3,612.50	\$ 7,225.00
Relocate Fire Hydrants	ea	2.00	\$ 2,337.50	\$ 4,675.00
SUBTOTAL				\$ 11,900.00
ASPHLAT PAVING				
Asphalt Paving	sf	47,500	\$ 2.55	\$ 121,125.00
New Asphalt Patch	ls	29,650	\$ 3.00	\$ 88,950.00
Asphalt Striping Bid - Road	ls	1.00	\$ 8,075.00	\$ 8,075.00
SUBTOTAL				\$ 218,150.00
SITE CONCRETE				
Curb and Gutter	lf	1,850	\$ 35.00	\$ 64,750.00
Sidewalks & Flatwork (4")	sf	9,250	\$ 4.25	\$ 39,312.50
SUBTOTAL				\$ 104,062.50
LANDSCAPING				
Reset Mailboxes	ls	1.00	\$ 2,200	\$ 2,200.00
Repair Fencing	ls	1.00	\$ 2,500	\$ 2,500.00
Repair/Replace Landscaping	ls	1.00	\$ 6,750	\$ 6,750.00
SUBTOTAL				\$ 11,450.00
SUBTOTAL				\$ 518,162.50
Administrative Costs	20.00%			\$ 103,632.50
SUBTOTAL				\$ 621,795.00
Inflation Costs (1 Year)	5.00%			\$ 31,089.75
TOTAL ESTIMATE COST				\$ 652,884.75



Development Review Team Comments

Date: 6/10/2019

Project Number: PRC2018-00021

Project Name: Comunale Properties - Greenhouse Site Development

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for development applications for the Center Greenhouse project. At this time, a resubmittal is required. Resubmittals shall be deposited with our One-Stop Customer Service Center. One paper copy and one digital copy shall accompany the attached resubmittal form. The Development Review Team review comments may change if you provide different information during resubmittal. Please contact the case manager if you have any questions:

Commenting Division: Development Engineering Review 3rd Review

Name of Reviewer: Greg Labrie

Date: 05/24/2019

Email: glabrie@adcogov.org

Resubmittal Required

ENG1: A Development Agreement has not been submitted to Development Engineering for review and approval. Applicant will be given a recently approved Development Agreement that can be used as a template for this project.

ENG2: There was no narrative in the Storm Water Management Plan (SWMP). A narrative must be added to the SWMP.

ENG3: The erosion and control plan shall have the following information:

A. Sheet - EC2.0: Add outlet and pipe for sediment basin. Include the vertical riser pipe detail on this page since Contractors tend to overlook this detail.

B. Sheet - EC2.1:

- i. Add IP at WQ box (pond outlet)
- ii. Add BMPs along all curb and gutters once pavement is complete, and until landscape begins. You may also add a note on the side.
- iii. Add BMPs perpendicular to the flow direction along E 73rd Ave.
- iv. Add OP at the East side of Gilpin (discharge point)
- v. Add a note stating that temporary VTCs are needed to exit the ROW bare soil areas during construction
- vi. Add BMP along sidewalk

C. Sheet - EC2.2:

- i. Remove IP, SF, VTC, CWA. Etc/ Only leave M&S, and blankets,
- ii. Indicate final stabilizations for areas between the sidewalk and property lines.
- d. EC3.0:
 - i. Add missing details for CWA, Seed mix, mulching, IP

3) O&M Plan:

- a. Replace all reference for the City of Aurora to Adams County
- b. Page #2:
 - i. Section D. remove “example” section and combine information with page #3
 - ii. Source Control BMPs:
 1. Add disconnection of downspouts, snow pile area location, dumpster area location and drainage towards vegetation area.
 2. Water Quality Facilities:
 3. Remove Off-site section from the O&M plan since the WQ facility will belong to Adams County and does not need to be recorded with the property. Note that on the Drainage report the Off-site WQ facility needs to be addressed in detail. Stating that area “drains to an existing grass swale” does not meet the requirements.
- c. Review Pond Section:
 - i. Page 19: Major sediment Removal frequency add :between 15 to 25 years
 - ii.
- d. Review the “swales” section:
 - i. Where are the swales? Describe and add to CD’s

- ii. Are these swales design to provide WQV? If so, clarify
- iii. GB-GS:2.3.3: Underdrain? Remove if not applicable
- iv. GC-GS 2.3.4: Level spreader, applicable?

ENG4: The drainage report did not clearly describe the on-site and off-site water quality features. The sub-basin narrative is not accurate. SB25 and SB65 appear to have typos. SB20 and SB OFF-5 are required to be revised to accurately reflect the Adams County Development Standards which shall include describing how the design plans meet the exemption requirements.

ENG5: The design plans shall show the existing pipe information below Gilpin Street and determine if rip rap is required at the outlet of pipe. It is not clear on how the wing wall and trash rack will operate, an installation detail of this feature should be added to plans. There is a feature in the outlet structure detail that appears to prevent the micropool from functioning properly. Please review the detail to insure the design is correct and add information to provide clarity on how the feature will function.

Commenting Division: Planner Review

Name of Reviewer: Emily Collins

Date: 12/18/2018

Email: ecollins@adcogov.org

Resubmittal Required

PLN1. REQUESTS:

- 1) Minor Subdivision to create two lots (proposed Lot 1 at 11.03 acres and proposed Lot 2 at 0.262 acres).
- 2) Rezone from Agriculture-1 to Industrial-1.
- 3) Vacate a portion of Lafayette Street

PLN2. ZONING/ SITE HISTORY:

- a. The request is located at 7220 Lafayette Street. The site is approximately 10.76 acres and consists of parcels (0171935304006/ 0171935304010/ 0171935303017)
- b. Parcel 0171935304006 created prior to 1968/ Parcel 0171935304010 created in 2009 per the Yantorno Exemption from Sub. 2009000051566 Case # PLT 2009-00009/ Parcel 0171935303017 created in 1980 when owner sold 2 parcels and this is the remainder. This parcel was illegally created and therefore requires a subdivision to correct the legal status.
- c. Request for rezone to I-1, all lots must conform to the minimum dimensional standards including 1 acre lot size and 100 foot lot width. Proposed Lot 2 does not comply with the minimum standards and must be revised.

PLN3. COMPREHENSIVE PLAN:

- a. Site is designated as Mixed Use Employment which is intended to allow a mixture of employment uses, including offices, retail, and clean, indoor manufacturing, distribution, warehousing, and airport and technology uses.
- b. Some existing Mixed Use Employment Areas, such as the Welby area, contain pockets of existing residential and agricultural uses. In these locations, some additional residential may be appropriate. Nonresidential development in these locations should incorporate buffering and other mitigation tools to reduce impacts between dissimilar uses.

c. Welby Subarea Plan

South Welby: The southwest area of Welby is primarily comprised of industrial and agricultural properties with some residential homes scattered throughout. This area has seen a significant amount of zoning changes from agriculture to industrial. While residents in this area have expressed their affinity for this diversity in land uses including living near industrial businesses, there are some concerns regarding some unwanted changes to the area both by residents and industrial business owners, i.e. truck traffic, noise, etc. Although flanked by Washington and York Streets, this area lacks internal street connections or any collector street that could connect to these important arterials.

ED1-4: Create hubs for future employment areas.

- d. Proposed rezoning and future development aligns with the goals of the Comprehensive Plan.

PLN4. ROW VACATION COMMENTS:

- a. The roadway vacation complies with these standards, the intent of the subdivision design standards, and nonconforming lots are not created. The approval will not adversely affect the public health, safety, and

welfare.

b. The vacation does not leave any land adjoining the roadway without an established public road or private access easement connecting said land with another established public road.

PLN5. REZONE COMMENTS:

a. Rezone request from A-1 to I-1 complies with goals of Comprehensive plan and is compatible with surrounding area.

PLN6. SUBDIVISION PLAT COMMENTS:

a. Proof of adequate water and sanitation provided by letter from North Washting Water and Sanitation District.

b. Add cover sheet with Planning Commission and Board of County Commissioners signature blocks.

c. Public Land Dedication fees are required with final plat application. Calculations will be provided after plat has been revised to show all lots in compliance with minimum dimensional requirements.

d. A subdivision improvements agreement is required for any public improvements for the site. Please see attached template.

PLN7. OTHER COMMENTS:

a. Please consider revising site plan to allow connectivity to adjacent development and allow pedestrians and vehicles to access without using local street network.

- Section 5-03-06-01-05 states “Roads shall be designed and right-of-ways shall be platted to permit extension and connection between developments without requiring automobiles, bikes and pedestrians

Commenting Division: ROW Review 3rd Review

Name of Reviewer: Marissa Hillje

Date: 05/17/2019

Email: mhillje@adcogov.org

Resubmittal Required

ROW1: See redline on plat attached.

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Emily Collins

Date: 02/12/2019

Email: ecollins@adcogov.org

Resubmittal Required

PLN1. REQUESTS:

- 1) Minor Subdivision to create two lots (proposed Lot 1 at 11.03 acres and proposed Lot 2 at 0.262 acres);
- 2) Rezone from Agriculture-1 to Industrial-1; 3) Vacate a portion of Lafayette Street
- 2) A second submittal was received on February 8, 2019.

PLN2. SUBDIVISION PLAT/ SIA COMMENTS:

- a. Plat revised to show only one Lot of approximately 11 acres. The proposed lot complies with the minimum dimensional requirements for the I-1 zone district.
- b. Add County Attorney "Approved as to form" signature line to the cover sheet.
- c. Public Land Dedication fees in the amount of \$13,169.41 are required prior to scheduling public hearings. Please see the attached calculation.
- d. A subdivision improvements agreement is required for any public improvements for the site. Please see attached redlines.

Commenting Division: Planner Review 3rd Review

Name of Reviewer: Greg Barnes

Date: 06/10/2019

Email: gjbarnes@adcogov.org

Complete

Public Land Dedication fees in the amount of \$13,169.41 are required prior to scheduling public hearings. Please see the attached calculation.

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Greg Barnes

Date: 03/04/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Addressing Review

Name of Reviewer: Eden Steele

Date: 12/19/2018

Email:

Complete

Addresses will be assigned once new parcel numbers have been generated.

Commenting Division: ROW Review

Name of Reviewer: Eden Steele

Date: 12/19/2018

Email:

Resubmittal Required

See attached ROW comments and redlines.

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 12/12/2018

Email: memmens@adcogov.org

Resubmittal Required

ENG1: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0603H), the project site is NOT located within a regulated 100-yr floodplain. No floodplain use permit will be required.

ENG2: The project site is not located in the Natural Resources Conservation Overlay (NRCO) District. An environmental assessment is not required.

ENG3: The project site is within the Adams County MS4 Stormwater Permit area. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. Given that the proposed project will disturb an area greater than one (1) acre, the applicant shall be responsible to prepare a Stormwater Management Plan (SWMP) using the Adams County ESC Template, and obtain both a County Stormwater Quality (SWQ) Permit and a State Permit COR-030000.

ENG4: The Preliminary Drainage Report, included in the submittal package, demonstrates that the development does have a viable storm sewer outfall of sufficient size to accept the storm flows from this site. The report is acceptable as is for the preliminary plat process.

ENG5: The proposed development will generate over 20 vehicles per day. A Traffic Impact Study (TIS) is required to be submitted to Adams County for review and approval, prior to the scheduling of a Final Plat hearing. At this time, the applicant is required to submit a Trip Generation Analysis, showing the number of vehicle trips per day that will be generated by the proposed conditional use. The Trip Generation Analysis will be used by County staff will determine what level of TIS is needed. The Trip Generation Analysis must be prepared by an engineer licensed in the state of Colorado. The applicant will be responsible for constructing any roadway improvements required by the TIS.

ENG6: Prior to scheduling the Final Plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction plans and reports. Construction documents shall include, at a minimum, onsite and public improvements construction plans, a traffic impact study, a drainage report and the O&M Manual for drainage facilities. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents.

ENG7: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

ENG8: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Department.

ENG9: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

ENG10: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk.

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Kevin Mills

Date: 02/08/2019

Email:

Complete

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Greg Labrie

Date: 03/01/2019

Email: glabrie@adcogov.org

Comment

ENG1: The engineering and construction plans have not been approved. The engineering and construction plans were resubmitted for review to Development Engineering on 2/21/19. These plans are currently under review with an expected completion date of March 15, 2019.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Greg Labrie

Date: 03/01/2019

Email: glabrie@adcogov.org

Complete

ENG1: The engineering and construction plans have not been approved. The engineering and construction plans were resubmitted for review to Development Engineering on 2/21/19. These plans are currently under review with an expected completion date of March 15, 2019.

Commenting Division: Addressing Review 2nd Review

Name of Reviewer: Marissa Hillje

Date: 03/01/2019

Email: mhillje@adcogov.org

Complete

Address will remain

Commenting Division: ROW Review 2nd Review

Name of Reviewer: Marissa Hillje

Date: 03/01/2019

Email: mhillje@adcogov.org

Resubmittal Required

ROW1. Roadway Vacation/Right of access: Continue working on this

The right of access for the cul-de-sac to be vacated is owned by CDOT (Book 5531, Page 999), and was purchased from the property owner. This entitlement cannot be vacated without the expressed permission of CDOT. Contact Penny Clemons, CDOT Region 1 ROW Supervisor, at 303-757-9887, penny.clemons@state.co.us, regarding how to move forward with resolving this issue. As a courtesy, copy us in email correspondence with CDOT so we can track the progress of negotiations as they relate to this land-use case.

ROW2: Revise legal description- See redlines.

ROW3: Revise owner signature – add owner name under signature line.

ROW4: All utility easements that are in the vacated portion of Lafayette street should be shown on the drawing.

ROW5: Is the vacated Lafayette street going to be put into a tract? Should there be two lots for this new subdivision?

ROW6: Revise legend and move to sheet 2- see redline comments. This plat should not include several symbols that are shown.

ROW7: Label Adjacent Subdivision: Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.

ROW8: Label right of way widths adjacent to the subdivision.

ROW9: Remove pavement lines

ROW10: See all other redlines on the plat attached.

Commenting Division: Application Intake 3rd Review

Name of Reviewer: Rayleen Swarts

Date: 05/02/2019

Email:

Complete



Development Review Team Comments

Date: 3/4/2019

Project Number: PRC2018-00021

Project Name: Comunale Properties - Greenhouse Site Development

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you resubmitted. The Development Review Team is requesting another resubmittal. The review comments may change if you provide different information during the next resubmittal. I have highlighted new comments that you will need to address. Please contact the case manager if you have any questions:

Commenting Division: Planner Review

Name of Reviewer: Emily Collins

Date: 12/18/2018

Email: ecollins@adcogov.org

Resubmittal Required

PLN1. REQUESTS:

- 1) Minor Subdivision to create two lots (proposed Lot 1 at 11.03 acres and proposed Lot 2 at 0.262 acres).
- 2) Rezone from Agriculture-1 to Industrial-1.
- 3) Vacate a portion of Lafayette Street

PLN2. ZONING/ SITE HISTORY:

- a. The request is located at 7220 Lafayette Street. The site is approximately 10.76 acres and consists of parcels (0171935304006/ 0171935304010/ 0171935303017)
- b. Parcel 0171935304006 created prior to 1968/ Parcel 0171935304010 created in 2009 per the Yantorno Exemption from Sub. 2009000051566 Case # PLT 2009-00009/ Parcel 0171935303017 created in 1980 when owner sold 2 parcels and this is the remainder. This parcel was illegally created and therefore requires a subdivision to correct the legal status.
- c. Request for rezone to I-1, all lots must conform to the minimum dimensional standards including 1 acre lot size and 100 foot lot width. Proposed Lot 2 does not comply with the minimum standards and must be revised.

PLN3. COMPREHENSIVE PLAN:

- a. Site is designated as Mixed Use Employment which is intended to allow a mixture of employment uses, including offices, retail, and clean, indoor manufacturing, distribution, warehousing, and airport and technology uses.
- b. Some existing Mixed Use Employment Areas, such as the Welby area, contain pockets of existing residential and agricultural uses. In these locations, some additional residential may be appropriate. Nonresidential development in these locations should incorporate buffering and other mitigation tools to reduce impacts between dissimilar uses.
- c. Welby Subarea Plan
South Welby: The southwest area of Welby is primarily comprised of industrial and agricultural properties with some residential homes scattered throughout. This area has seen a significant amount of zoning changes from agriculture to industrial. While residents in this area have expressed their affinity for this diversity in land uses including living near industrial businesses, there are some concerns regarding some unwanted changes to the area both by residents and industrial business owners, i.e. truck traffic, noise, etc. Although flanked by Washington and York Streets, this area lacks internal street connections or any collector street that could connect to these important arterials.
ED1-4: Create hubs for future employment areas.
- d. Proposed rezoning and future development aligns with the goals of the Comprehensive Plan.

PLN4. ROW VACATION COMMENTS:

- a. The roadway vacation complies with these standards, the intent of the subdivision design standards, and nonconforming lots are not created. The approval will not adversely affect the public health, safety, and welfare.
- b. The vacation does not leave any land adjoining the roadway without an established public road or private access easement connecting said land with another established public road.

PLN5. REZONE COMMENTS:

- a. Rezone request from A-1 to I-1 complies with goals of Comprehensive plan and is compatible with surrounding area.

PLN6. SUBDIVISION PLAT COMMENTS:

- a. Proof of adequate water and sanitation provided by letter from North Washting Water and Sanitation District.
- b. Add cover sheet with Planning Commission and Board of County Commissioners signature blocks.
- c. Public Land Dedication fees are required with final plat application. Calculations will be provided after plat has been revised to show all lots in compliance with minimum dimensional requirements.
- d. A subdivision improvements agreement is required for any public improvements for the site. Please see attached template.

PLN7. OTHER COMMENTS:

- a. Please consider revising site plan to allow connectivity to adjacent development and allow pedestrians and vehicles to access without using local street network.
 - Section 5-03-06-01-05 states "Roads shall be designed and right-of-ways shall be platted to permit extension and connection between developments without requiring automobiles, bikes and pedestrians

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Emily Collins

Date: 02/12/2019

Email: ecollins@adcogov.org

Resubmittal Required

PLN1. REQUESTS:

- 1) Minor Subdivision to create two lots (proposed Lot 1 at 11.03 acres and proposed Lot 2 at 0.262 acres); 2) Rezone from Agriculture-1 to Industrial-1; 3) Vacate a portion of Lafayette Street
- 2) A second submittal was received on February 8, 2019.

PLN2. SUBDIVISION PLAT/ SIA COMMENTS:

- a. Plat revised to show only one Lot of approximately 11 acres. The proposed lot complies with the minimum dimensional requirements for the I-1 zone district.
- b. Add County Attorney "Approved as to form" signature line to the cover sheet.
- c. Public Land Dedication fees in the amount of \$13,169.41 are required prior to scheduling public hearings. Please see the attached calculation.
- d. A subdivision improvements agreement is required for any public improvements for the site. Please see attached redlines.

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Kevin Mills

Date: 02/08/2019

Email:

Complete

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Greg Barnes

Date: 03/04/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Addressing Review

Name of Reviewer: Eden Steele

Date: 12/19/2018

Email:

Complete

Addresses will be assigned once new parcel numbers have been generated.

Commenting Division: ROW Review

Name of Reviewer: Eden Steele

Date: 12/19/2018

Email:

Resubmittal Required

See attached ROW comments and redlines.

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 12/12/2018

Email: memmens@adcogov.org

Resubmittal Required

ENG1: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0603H), the project site is NOT located within a regulated 100-yr floodplain. No floodplain use permit will be required.

ENG2: The project site is not located in the Natural Resources Conservation Overlay (NRCO) District. An environmental assessment is not required.

ENG3: The project site is within the Adams County MS4 Stormwater Permit area. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. Given that the proposed project will disturb an area greater than one (1) acre, the applicant shall be responsible to prepare a Stormwater Management Plan (SWMP) using the Adams County ESC Template, and obtain both a County Stormwater Quality (SWQ) Permit and a State Permit COR-030000.

ENG4: The Preliminary Drainage Report, included in the submittal package, demonstrates that the development does have a viable storm sewer outfall of sufficient size to accept the storm flows from this site. The report is acceptable as is for the preliminary plat process.

ENG5: The proposed development will generate over 20 vehicles per day. A Traffic Impact Study (TIS) is required to be submitted to Adams County for review and approval, prior to the scheduling of a Final Plat hearing. At this time, the applicant is required to submit a Trip Generation Analysis, showing the number of vehicle trips per day that will be generated by the proposed conditional use. The Trip Generation Analysis will be used by County staff will determine what level of TIS is needed. The Trip Generation Analysis must be prepared by an engineer licensed in the state of Colorado. The applicant will be responsible for constructing any roadway improvements required by the TIS.

ENG6: Prior to scheduling the Final Plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction plans and reports. Construction documents shall include, at a minimum, onsite and public improvements construction plans, a traffic impact study, a drainage report and the O&M Manual for drainage facilities. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents.

ENG7: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

ENG8: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Department.

ENG9: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

ENG10: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Greg Labrie

Date: 03/01/2019

Email: glabrie@adcogov.org

Comment

ENG1: The engineering and construction plans have not been approved. The engineering and construction plans were resubmitted for review to Development Engineering on 2/21/19. These plans are currently under review with an expected completion date of March 15, 2019.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Greg Labrie

Date: 03/01/2019

Email: glabrie@adcogov.org

Complete

ENG1: The engineering and construction plans have not been approved. The engineering and construction plans were resubmitted for review to Development Engineering on 2/21/19. These plans are currently under review with an expected completion date of March 15, 2019.

Commenting Division: Addressing Review 2nd Review

Name of Reviewer: Marissa Hillje

Date: 03/01/2019

Email: mhillje@adcogov.org

Complete

Address will remain

Commenting Division: ROW Review 2nd Review

Name of Reviewer: Marissa Hillje

Date: 03/01/2019

Email: mhillje@adcogov.org

Resubmittal Required

ROW1. Roadway Vacation/Right of access: Continue working on this

The right of access for the cul-de-sac to be vacated is owned by CDOT (Book 5531, Page 999), and was purchased from the property owner. This entitlement cannot be vacated without the expressed permission of CDOT. Contact Penny Clemons, CDOT Region 1 ROW Supervisor, at 303-757-9887, penny.clemons@state.co.us, regarding how to move forward with resolving this issue. As a courtesy, copy us in email correspondence with CDOT so we can track the progress of negotiations as they relate to this land-use case.

ROW2: Revise legal description- See redlines.

ROW3: Revise owner signature – add owner name under signature line.

ROW4: All utility easements that are in the vacated portion of Lafayette street should be shown on the drawing.

ROW5: Is the vacated Lafayette street going to be put into a tract? Should there be two lots for this new subdivision?

ROW6: Revise legend and move to sheet 2- see redline comments. This plat should not include several symbols that are shown.

ROW7: Label Adjacent Subdivision: Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.

ROW8: Label right of way widths adjacent to the subdivision.

ROW9: Remove pavement lines

ROW10: See all other redlines on the plat attached.



Development Review Team Comments

Date: 12/19/18

Project Number: PRC2018-00021

Project Name: Center Greenhosue Redevelopment

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.

A re-submittal is required. Please submit 1 hard copy and 1 electronic copy to the Community and Economic Development Department front desk with the re-submittal form.

An additional 20% review fee will be required after the third review and upon submittal of the fourth review.

Commenting Division: Development Services, Planning

Name of Reviewer: Emily Collins

Email: ecollins@adcogov.org

PLN1. REQUESTS:

- 1) Minor Subdivision to create two lots (proposed Lot 1 at 11.03 acres and proposed Lot 2 at 0.262 acres).
- 2) Rezone from Agriculture-1 to Industrial-1.
- 3) Vacate a portion of Lafayette Street

PLN2. ZONING/ SITE HISTORY:

- a. The request is located at 7220 Lafayette Street. The site is approximately 10.76 acres and consists of parcels (0171935304006/ 0171935304010/ 0171935303017)
- b. Parcel 0171935304006 created prior to 1968/ Parcel 0171935304010 created in 2009 per the Yantorno Exemption from Sub. 2009000051566 Case # PLT 2009-00009/ Parcel 0171935303017 created in 1980 when owner sold 2 parcels and this is the remainder. This parcel was illegally created and therefore requires a subdivision to correct the legal status.
- c. Request for rezone to I-1, all lots must conform to the minimum dimensional standards including 1 acre lot size and 100 foot lot width. **Proposed Lot 2 does not comply with the minimum standards and must be revised.**

PLN3. COMPREHENSIVE PLAN:

- a. Site is designated as Mixed Use Employment which is intended to allow a mixture of employment uses, including offices, retail, and clean, indoor manufacturing, distribution, warehousing, and airport and technology uses.
- b. Some existing Mixed Use Employment Areas, such as the Welby area, contain pockets of existing residential and agricultural uses. In these locations, some additional residential may be appropriate. Nonresidential development in these locations should incorporate buffering and other mitigation tools to reduce impacts between dissimilar uses.
- c. Welby Subarea Plan
South Welby: The southwest area of Welby is primarily comprised of industrial and agricultural properties with some residential homes scattered throughout. This area has seen a significant amount of zoning changes from agriculture to industrial. While residents in this area have expressed their affinity for this diversity in land uses including living near industrial businesses, there are some concerns regarding some unwanted changes to the area both by residents and industrial business owners, i.e. truck traffic, noise, etc. Although flanked by Washington and York Streets, this area lacks internal street connections or any collector street that could connect to these important arterials.
*EDI-4:*Create hubs for future employment areas.
- d. Proposed rezoning and future development aligns with the goals of the Comprehensive Plan.

PLN4. ROW VACATION COMMENTS:

- a. The roadway vacation complies with these standards, the intent of the subdivision design standards, and nonconforming lots are not created. The approval will not adversely affect the public health, safety, and welfare.
- b. The vacation does not leave any land adjoining the roadway without an established public road or private access easement connecting said land with another established public road.

PLN5. REZONE COMMENTS:

- a. Rezone request from A-1 to I-1 complies with goals of Comprehensive plan and is compatible with surrounding area.

PLN6. SUBDIVISION PLAT COMMENTS:

- a. Proof of adequate water and sanitation provided by letter from North Washting Water and Sanitation District.
- b. Add cover sheet with Planning Commission and Board of County Commissioners signature blocks.
- c. Public Land Dedication fees are required with final plat application. **Calculations will be provided after plat has been revised to show all lots in compliance with minimum dimensional requirements.**

- d. A subdivision improvements agreement is required for any public improvements for the site. Please see attached template.**

PLN7. OTHER COMMENTS:

- a. Please consider revising site plan to allow connectivity to adjacent development and allow pedestrians and vehicles to access without using local street network.
 - Section 5-03-06-01-05 states “Roads shall be designed and right-of-ways shall be platted to permit extension and connection between developments without requiring automobiles, bikes and pedestrians to use highways or arterials, whenever possible.”
- b. A parking and landscape plan is required for review at time of building permit.
 - All landscape must be installed on the exterior of any screen fencing.
 - Landscape inspection is required prior to Certificate of Occupancy.
- c. Traffic impact and fire impact fees are required at time of building permit review.

Commenting Division: Development Services, Engineering:

Name of Reviewer: Matt Emmens

Email: memmens@adcogov.org

ENG1: According to the Federal Emergency Management Agency’s January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0603H), the project site is NOT located within a regulated 100-yr floodplain. No floodplain use permit will be required.

ENG2: The project site is not located in the Natural Resources Conservation Overlay (NRCO) District. An environmental assessment is not required.

ENG3: The project site is within the Adams County MS4 Stormwater Permit area. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. Given that the proposed project will disturb an area greater than one (1) acre, the applicant shall be responsible to prepare a Stormwater Management Plan (SWMP) using the Adams County ESC Template, and obtain both a County Stormwater Quality (SWQ) Permit and a State Permit COR-030000.

ENG4: The Preliminary Drainage Report, included in the submittal package, demonstrates that the development does have a viable storm sewer outfall of sufficient size to accept the storm flows from this site. The report is acceptable as is for the preliminary plat process.

ENG5: The proposed development will generate over 20 vehicles per day. A Traffic Impact Study (TIS) is required to be submitted to Adams County for review and approval, prior to the scheduling of a Final Plat hearing. At this time, the applicant is required to submit a Trip Generation Analysis, showing the number of vehicle trips per day that will be generated by the proposed conditional use. The Trip Generation Analysis will be used by County staff will determine what level of TIS is needed. The Trip Generation Analysis must be prepared by an

engineer licensed in the state of Colorado. The applicant will be responsible for constructing any roadway improvements required by the TIS.

ENG6: Prior to scheduling the Final Plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction plans and reports. Construction documents shall include, at a minimum, onsite and public improvements construction plans, a traffic impact study, a drainage report and the O&M Manual for drainage facilities. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents.

ENG7: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

ENG8: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Department.

ENG9: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

ENG10: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk.

Commenting Division: Development Services, Right-Of-Way

Name of Reviewer: Eden Steele

Email: esteele@adcogov.org

ROW: See attached comments and redlines.

Commenting Division: Building Safety

Name of Reviewer: Justin Blair

Email: jblair@adcogov.org

BSD1- No comment.

Commenting Division: Parks and Open Space

Name of Reviewer: Aaron Clark

Email: aclark@adcogov.org

PRK1: No comment.

Commenting Division: Environmental Programs Manager

Name of Reviewer: Jen Rutter

Email: jrutter@adcogov.org

ENV1. No comment.

ROW1. Right of Way dedication:

Additional ROW dedication may be required depending on the results of the Traffic Impact Study.

ROW2. Roadway Vacation:

The right of access for the cul-de-sac to be vacated is owned by CDOT (Book 5531, Page 999), and was purchased from the property owner. This entitlement cannot be vacated without the expressed permission of CDOT. Contact Penny Clemons, CDOT Region 1 ROW Supervisor, at 303-757-9887, penny.clemons@state.co.us, regarding how to move forward with resolving this issue. As a courtesy, copy us in email correspondence with CDOT so we can track the progress of negotiations as they relate to this land-use case.

ROW3. Subdivision Name, Subtitle:

Remove "Lafayette Street Vacation Plat" from the title and include in the subtitle. See the following subtitle recommendation:

A VACATION OF PORTION OF LAFAYETTE STREET AND A REPLAT OF A PORTION OF BLOCKS 15 AND 18 OF NORTH SIDE GARDENS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST AND THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

ROW4. Formatting:

- a. Adams County prefers to have legal description, ownership certificate, plat notes, signature/ approval blocks, vicinity map, etc. on cover page. Plat drawing should be on Sheet 2. See the attached Subdivision Plat example.
- b. Adjust line weights so that overall subdivision boundary has distinct line type and/or thickness. Designate existing and adjacent lots with lighter line weights. New lot boundaries and related information should be easily distinguishable from historic property information on the plat.

ROW5. Property Description/ Legal Description:

Include an accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e. the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.

ROW6. Dedication Statements:

Statements of land to be dedicated to the County for parks or other public uses, grants of easements and dedication of public streets to the Adams County are required.

ROW7. Surveyor's Statement:

Add Note 9 "Professionally licensed by the State of Colorado, to the effect that the layout represents a survey made by him and that the monuments thereon actually exist as located and that all dimensional and other details are correct." to the Survey Certification statement.

ROW8. Easement Statement: (width will vary)

"Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation."

ROW9. Storm Drainage Facilities Statement:

"The policy of the County requires that maintenance access shall be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owners shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by the subdivision development agreement. Should the owner fail to maintain said facilities, the County shall have the right to enter said land for the sole purpose of operations and maintenance. All such maintenance cost will be assessed to the property owners."

ROW10. Add the following language to first page of subdivision plat:

"The approved stormwater operations and maintenance manual is on file with the Adams County clerk and recorder's office at Reception #_____"

ROW11. Easements:

All easements as required by Adams County and other public and quasi-public agencies. Said easements shall be clearly labeled to include width, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary. Label book and page and/or reception number.

ROW12. Title Commitment

Submit a title commitment which should be used to depict the applicable recordings on the plat. Title commitment **MUST** include Schedule B Exceptions. Send Adams County a copy of the title commitment with your application dated no later than **30 days** to review in order to ensure that no other party's interests are encroached upon.

ROW13. Other Information:

- a. Add Case No. to top right of each sheet
- b. Add all other information required by State law.
- c. Add PC, BOCC, and Clerk and Recorder's approval blocks. Use "Chair" as signatory title for PC and BOCC.
- d. Add owner signature and notary public signature blocks
- e. All lines and text must be in gray scale.

ROW14. See all other ROW redlines. There may be additional redlines on subsequent submittals.

STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO
Department of Transportation

Project Name: **7220 Lafayette Industrial Warehouse**

Print Date: 5/31/2019

Highway:

270

Mile Marker:

0.698

Drainage Comments:

SBL - 5/31/2019

I have reviewed the Red Central Industrial Subdivision, Filing No. 1, Final Drainage Report dated May 2019, prepared by Kimley Horn.

- I will accept the Pond 1 discharges of 1.88 cfs and 11.03 cfs for the 10- and 100- year events respectively (per Adams County Development Standards and Regulations, Table 9.16). I will not accept Pond 1 discharges above these rates. Drainage to the state highway right-of-way shall not exceed the undeveloped historical rate of flow.
- I do not see a rip rap detail for the proposed Pond 1 outfall within CDOT right-of-way.

5-31-19 Scott Leiker

Right of Way Comments:

We have already conveyed the cul-de-sac to the new developers, however if they are also interested in acquiring the additional land to create a straight ROW line, please have them contact me.

5-31-19 Charlie Young

Resident Engineer Comments:

No comments other than: there appears to be a remainder parcel that CDOT could sell to the developer; and there is a detention pond (with unprotected emergency spillway) that empties onto I-270 land that could cause future erosion problems; possibly lining it with rock would help, depending upon Drainage comments.

Emily Collins

From: Loeffler - CDOT, Steven [steven.loeffler@state.co.us]
Sent: Tuesday, December 18, 2018 11:29 AM
To: Emily Collins
Subject: PRC2018-00021, Comunale Properties-Center Greenhouse Redevelopment

Emily,

I have reviewed the referral named above for a minor subdivision to combine three parcels and create two lots located at 1550 E. 73rd Ave and have the following comments:

- Due to the proximity of this development to Interstate 270 we will want to review the drainage study for this development to insure there is no adverse impact to the Interstate.
- Any signing on this property that will be visible to I-270 must be on-premise in nature and only advertise goods or services that are available on that property and must comply with any other applicable rules governing outdoor advertising in Colorado per **2 CCR 601-3**
- If any work is proposed in the Interstate Right-of-Way, a permit from our office will be required. Application can be made through the following link: <https://www.codot.gov/business/permits/utilityspecialuse/online-permit-application>

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



P 303.757.9891 | F 303.757.9886
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



COLORADO
Division of Water Resources
Department of Natural Resources

May 30, 2019

Greg Barnes
Adams County Planning and Development
Transmission via email: GBarnes@adcogov.org

RE: Center Greenhouse Redevelopment
Case No. PRC2018-00021
Part of the SE ¼ of the SW ¼ Sec. 35, T2S, R68W, 6th P.M.
Water Division 1, Water District 7


Dear Mr. Barnes,

We have reviewed your May 15, 2019 submittal concerning the above referenced proposal for a minor subdivision re-plat to combine three existing parcels and a vacated right-of-way portion of Lafayette Street into two separate parcels, totaling a combined 11.29 acres, and to re-zone the parcels from Agricultural A-1 to Industrial I-1.

This office previously commented to this proposal in our letter dated December 5, 2018. The comments from our previous letter dated December 5, 2018 (copy enclosed) regarding the water supply for this subdivision still apply.

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

Sincerely,

 for
Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision File No. 25432
Permit No. 1575-RR





COLORADO

Division of Water Resources

Department of Natural Resources

December 5, 2018

Emily Collins

Adams County Planning and Development

Transmission via email: ECollins@adcogov.org

RE: Center Greenhouse Redevelopment

Case No. PRC2018-00021

Part of the SE ¼ of the SW ¼ Sec. 35, T2S, R68W, 6th P.M.

Water Division 1, Water District 7

Dear Ms. Collins,

We have reviewed the above referenced referral received November 28, 2018 for approval of a minor subdivision re-plat to combine three existing parcels and a vacated right-of-way portion of Lafayette Street into two separate parcels, totaling a combined 11.29 acres, and to re-zone the parcels from Agricultural A-1 to Industrial I-1. The new parcels will be 11.03 acres (Lot 1) and 0.262 acres (Lot 2). This request is located at 1550 E 73rd Avenue.

Water Supply Demand

Estimated water requirements were not provided in the referral material.

Source of Water Supply

According to information available in this office, the proposed minor subdivision is located within the boundaries of the North Washington Street Water and Sanitation District ("District"). A letter of commitment from the District dated November 14, 2018 was provided in the referral material. The letter indicates that the District will be able to provide water service to the project. However the letter notes "Persons wanting to use the water and sewer system for Commercial, Industrial, Apartments, Mobile Homes or Condominium units and/or other purposes which could be expected to require large quantities of water and unusual amounts of sewage disposal shall be required to submit demand data for the industries water and sewage before a permit will be issued. Such permit may contain limitations as determined by the Board of Directors of the North Washington Street Water and Sanitation District. From the submitted information it is not clear if this development will be required to submit demand data and obtain a permit, and if so, if such permit has been obtained. The District receives water from Denver Water through master meter contract no. 192. We consider Denver Water a reliable water supplier.

According to our records, there is an existing well operating under permit no. 1575-RR located on the property. The original well with permit no. 1575-R, was decreed by the Division 1 Water Court as Center Well No. 3, in case no. W-1012. A replacement permit for well no. 1575-R was issued under permit no. 1575-RR on August 25, 1997. Upon construction of the replacement permit the original well no. 1575-R was plugged. The use of ground water from this well is limited to the



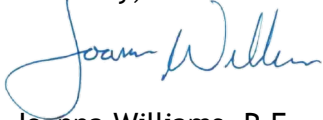
irrigation of 11.9 acres in the SE1/4 of the SW1/4 of Section 35, Township 2 South, Range 68 West of the 6th P.M. According to our records the well is not currently included in an augmentation plan, therefore it cannot be operated, unless is included in an augmentation plan approved by the water court or a substitute water supply plan approved by the State Engineer. Also, it's not clear if this well will be used for irrigation of the property. The Applicant must clarify if the well will be used for landscape irrigation of the property once developed for industrial use.

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's office offers the opinion that with the District as the water supplier for the development, the proposed water supply can be provided without causing material injury to existing water rights and the supply is expected to be adequate. However, as mentioned above, the Applicant must clarify if the existing well permit no. 1575-RR will be used for landscape irrigation of the property once developed for industrial use.

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

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision File No. 25432
Permit No. 1575-RR

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



December 7, 2018

Karen Berry
State Geologist

Emily Collins
Adams County Community and Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601

Location:
SE SE SW Section 35,
T2S, R68W, 6th P.M.
39.8281, -104.9695

Subject: Comunale Properties – Center Greenhouse Redevelopment
Case Number PRC2018-00021; Adams County, CO; CGS Unique No. AD-19-0014

Dear Ms. Collins:

Colorado Geological Survey has reviewed the Comunale Properties – Center Greenhouse Redevelopment referral. I understand the applicant proposes (1) a minor subdivision to combine three parcels and create two lots, 2) rezone from A-1 to I-1, and 3) vacate a portion of Lafayette ROW, for the purpose of developing a 152,980 sq. ft. flex warehouse building.

The site does not contain, nor is it exposed to, any geologic hazards that would preclude the proposed industrial use and one-lot minor subdivision. **CGS therefore has no objection to approval of the minor subdivision, rezoning and ROW vacation as proposed.**

Mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publications 5-A, Plate 2, and 5-B, Commerce City Quadrangle, 1974), the subject property appears to be located within a mapped "T1" resource area, described as a stream terrace deposit potentially containing a coarse aggregate resource consisting of "Gravel: relatively clean and sound." Two borehole logs near the subject site on the Commerce City geologic quadrangle indicate that there may be a sand and gravel layer of 25 to 32 feet thickness beneath six to seven feet of clay. The NRCS Soil Survey rates the site soils as a poor source of sand and a poor source of gravel.

A determination of whether the property contains an economic mineral resource is outside the scope of CGS review. A site-specific investigation would be required to verify the presence or absence of a mineral resource. However, even if a mineral resource were determined to be present, the site's small size and proximity to adjacent development likely preclude economic extraction.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over a light blue horizontal line.

Jill Carlson, C.E.G.
Engineering Geologist



December 19, 2018

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

RE: Comunale Properties – Center Greenhouse Redevelopment, RPC2018-00021
TCHD Case No. 5308

Dear Ms. Collins,

Thank you for the opportunity to review and comment on the Minor Subdivision to combine three parcels and create two lots, Rezoning from Agricultural-1 to Industrial-1, and request to vacate a portion of Lafayette Street right-of-way located at 1550 E. 73rd Avenue and 7220 Lafayette Street. 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 the following comments.

Fugitive Dust – Building Demolition

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

Vector Control – Building Demolition

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

Mosquito Control - Stormwater Facilities

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here

<http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

Onsite Bicycle Amenities:

TCHD commends the applicant for including bicycle racks for patrons and employees of the building.

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

Sincerely,



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

cc: Sheila Lynch, Monte Deatrich, TCHD



May 22, 2019

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

RE: Comunale Properties – Center Greenhouse Redevelopment, RPC2018-00021
TCHD Case No. 5625

Dear Ms. Collins,

Thank you for the opportunity to review and comment on the second submittal of the Minor Subdivision to combine three parcels and create two lots, Rezoning from Agricultural-1 to Industrial-1, and request to vacate a portion of Lafayette Street right-of-way located at 1550 E. 73rd Avenue and 7220 Lafayette Street. Tri-County Health Department (TCHD) staff previously reviewed the application for the Minor Subdivision, Rezoning, and vacaton and, in a letter dated December 19, 2018 responded with the comments included below. TCHD has one additional comment listed below in italics.

Fugitive Dust – Building Demolition

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

Vector Control – Building Demolition

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

Mosquito Control - Stormwater Facilities

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here

<http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

Onsite Bicycle Amenities:

TCHD commends the applicant for including bicycle racks for patrons and employees of the building.

Plat Note - On-Site Wastewater

It is our understanding that the proposed project will be served by central water and wastewater as referenced in the Will-Serve letter provided by North Washington Street Water and Sanitation District on November 14, 2018. Given this, it appears that General Note #7 of the Red Central Industrial Subdivision Filing No. 1 referencing Onsite Wastewater Systems is outdated and should be removed.

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

Sincerely,



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

cc: Sheila Lynch, Monte Deatrich, 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 18, 2018

Adams County Department of Planning and Development
12200 North Pecos Street
Westminster, CO 80234

Attn: Emily Collins

**Re: Comunale Properties-Center Greenhouse Redevelopment Rezone
Case # PRC2018-00021**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Comunale Properties-Center Greenhouse Redevelopment Rezone**. Please be advised that Public Service Company has existing natural gas and electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

*These facilities are also within the right-of-way proposed to be vacated, as well as other areas of the subject property. PSCo is **unable to approve this vacation** until an easement is reserved over this area for existing utilities, or, the facilities are relocated to a replacement easement.*

The property owner/developer/contractor must complete the **application process as soon as possible** for any new natural gas or electric service, or **modification to existing facilities including relocation and/or removal** via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). 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 there are any questions about this referral response, please contact me at 303-571-3306 or donna.l.george@xcelenergy.com.

Donna George
Right of Way and Permits
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 21, 2019

Adams County Department of Planning and Development
12200 North Pecos Street
Westminster, CO 80234

Attn: Greg Barnes

**Re: Center Greenhouse Redevelopment Rezone – 2nd referral
Case # PRC2018-00021**

Not approved - please note that while Public Service Company of Colorado (PSCo) has no conflict with the *rezone* (per the conditions stated below), PSCo cannot allow the *vacation* without a replacement easement for the existing natural gas and electric facilities within the Lafayette Street right-of-way proposed to be vacated. These facilities will need to be removed and/or relocated prior to the vacation.

Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must complete the application process as soon as possible for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). 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.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Emily Collins

From: Angela Rotello [arotello5@gmail.com]
Sent: Tuesday, December 18, 2018 9:45 PM
To: Emily Collins
Subject: Center Greenhouse redevelopment PRC2018-00021

Emily,

I would like to share a few thoughts that I have about the redevelopment of Center Greenhouse.

The change from Agriculture to Industrial will have an impact on the infrastructure of the community both for commercial and residential. The current structure of 73rd was not designed for the amount of commercial traffic that is already using the street, let alone adding more commercial trucking traffic to 73rd and Gilpin. As this plan is developed, I would like to know more about the plan to improve 73rd including to make it safe for commercial, school buses and residential traffic. In the over 100 years that my family has lived and operated businesses in this neighborhood, the roads, drainage and utilities have not been upgraded in the 53 years since I have been alive along 73rd. The narrow roads and ditches along the increased volume of traffic is not safe for all that travel the roads including the first responders.

Also, with the current Agriculture business, Center Greenhouse, the time of use and business is cohesive with mixture of residential and commercial businesses, meaning they operate Monday - Friday generally between 6:00 am - 6:00 pm. The redevelopment of this property should consider keeping the same hours of operation to allow the residence of this neighbor the same enjoyment of their property that they are accustomed to. The development of an I1 property that could operate 24 hours would be detrimental to the lifestyle of the residents in this community.

I am supportive of the redevelopment of the Center Greenhouse property and feel the developers have a solid plan for a successful warehouse development. As Adams County continues to grow and bring strong businesses, I appreciate the opportunity to share my thoughts in the process.

If you have any questions or have future correspondence about this project I would be appreciate being added to the mailing list.

Thank you,
Angela Rotello
1841 E. 75th Ave
Denver, CO 80229
720-350-1894
arotello5@gmail.com

Greg Barnes

From: Josh Heiney [jheiney@thejredgroup.com]
Sent: Tuesday, July 16, 2019 11:54 AM
To: Greg Barnes
Subject: FW: 73rd Street Projects

Please be cautious: This email was sent from outside Adams County

Greg,

I wanted to address the neighborhood meeting that we had for the project. From my understanding, there was one written letter from Angela Rotello. Since that letter, we have had continued discussions with Angela and she has since sent us the below email in support of our project. Feel free to include/mention this in the PC hearing.

Have you received any other letters from neighbors?

Regards,
Josh

Josh S. Heiney
Senior Vice President | Comunale Properties
1855 South Pearl St., Suite 20 | Denver, CO 80210
P: 720.414.5210 | C: 720.935.9486 | F: 888.367.0295
jheiney@thejredgroup.com | www.comunaleproperties.com

From: Angela Rotello <Angela.Rotello@laradon.org>
Sent: Monday, June 10, 2019 8:42 AM
To: Josh Heiney <jheiney@thejredgroup.com>; John Comunale <jcomunale@thejredgroup.com>
Subject: 73rd Street Projects

Josh and John,

I wanted to drop you a note as a follow-up to the email that I sent last November regarding the project you are planning on 73rd Street at Center Greenhouse. After your community meeting, I shared my concern about the road and the amount of truck traffic that will be on 73rd. Since I have had several conversations with you and reviewed the plans. I appreciate that you are taking into consideration the people that still call this neighborhood home and are working on a very extensive plan to improve the roadway. You have said that the roads need to be improved for you to attract good tenants to your facility, your plan will be good for them and the community, and will address many of the traffic concerns of the neighborhood.

I can now see that Comunale Properties are going to be good neighbors and have the community in mind in developing this area. I look forward to see your project to get started.

Thank you again for being a great neighbor.
Angela

Angela Rotello
Executive Assistant to Douglas McNeill, CEO
Laradon
5100 Lincoln Street
Denver, CO 80216
720-974-6827





The neighborhood meeting was held on November 8, 2018 from 5:00-6:30pm in the Center Greenhouse conference room of the subject site at 1550 E 73rd Avenue, in accordance with section 2-01-02-03. Notices were mailed on Thursday October 30th, 2018 to all property owners within 750 feet of the subject property, per the list provided by Adams County. The meeting was held in an open house format with five foam boards that displayed an area map, project site plan, project rendering, proposed road improvements of 73rd Ave, and recent developer experience/sample projects. Exhibits of those boards are attached to this document for reference. Total attendance was approximately 25 people; 14 of whom provided contact information to receive future notices regarding the project, as attached as Exhibit A. Additional comment sheets were also provided to attendees; however, none were filled out during the meeting. However, we did receive an email in support of the project from an attendee, as attached as Exhibit F.

Neighbors in attendance were supportive of the project as a whole and particularly pleased with the building design and site plan. Below is a list of the five major items discussed during the meeting:

1. 73rd Ave Improvements: The common concern with the project was the current state of 73rd Avenue, as there have historically been limited improvements required by the County to accommodate new developments. Neighbors are predominately concerned that the road has not been widened along the ROW of redevelopment projects to accommodate the increased traffic and change of use. Our initial plan going into the meeting was to improve 232 linear feet of the south side of 73rd Ave along our ROW frontage of parcel #0171935304006, as depicted in Exhibit L. However, following the neighborhood meeting, in order to address the voiced concern, we are proposing to widen not only the ROW frontage of parcel #0171935304006, but also to expand the ROW improvements to include the roughly 343 linear feet of dedicated frontage of Parcel #0171935407004 directly to the east of our site, as depicted in Exhibit M, which will include approximately 10' of additional asphalt width, 2' curb/gutter along the entire proposed frontage and improved turning radius at Gilpin, in addition to a 5' sidewalk along the frontage of parcel #0171935304006. This improvement will allow us to provide safe and improved access to and from the site via the most direct access route via 70th Ave to Gilpin Ave.
2. Area Traffic Impact: The neighbors questioned impacts to the traffic in the area with this proposed development. However, based upon the Kimley-Horn traffic study letter as included in Exhibit G, it was calculated that there is expected to be a 61.5% decrease in traffic when comparing the existing greenhouse's peak operations to that of the ITE Trip Generation, 10th Edition regression equation for Warehousing based upon the proposed 152,980 square foot industrial building.
3. Development Buffer to Residences: Questions were raised by one of the neighboring residences regarding what the buffer is proposed to be comprised of between the development and the adjacent properties. Following our explanation, we believe that all comments were addressed in a sufficient manner. In summary, we are proposing to install or repair existing wood slat fences along the northern property boundary between any residential lots and our site in order to create privacy for the residences. In addition, we will have a landscape buffer along the northern property line that averages roughly 20' and up to 40' with trees, shrubs, sod and mulch in order to create a buffer to improve the transition between the residential and industrial uses. This proposed setback is in excess of the County Code requirement of a 15' minimum setback.

4. Site Orientation: The audience was pleased to hear of the planned orientation of the building, with the visible portion of the building being the quiet office/customer facing aspect, and the industrial loading and distribution being screened along the south side of the building. This design was a conscious effort by the developer to minimize any visual and audible impacts to the neighbors.
5. Developer Experience and Goals: There was much questioning as to the interests and goals for the development by Armie Management, dba Comunale Properties, as the developer. It seemed to have been a relief when we presented some visual samples of recent developments completed in the greater Denver MSA, as depicted in Exhibit K. It gave the neighbors comfort to know Comunale Properties is a long-term investor developer that builds quality products which reflect the high standards of the company.

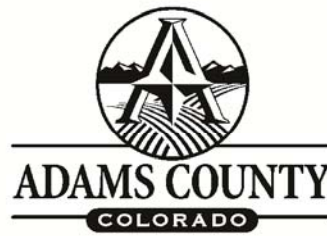
EXHIBITS:

- Exhibit A: Meeting Sign-in sheet
- Exhibit B: Comment sheet: N/A, none were completed by attendees.
- Exhibit C: 750-foot buffer map
- Exhibit D: Meeting notice mailing labels
- Exhibit E: Meeting notice letter
- Exhibit F: Letter of Support
- Exhibit G: Traffic Study Letter
- Exhibit H: Foam Board – Area Map
- Exhibit I: Foam Board – Colored Site Plan
- Exhibit J: Foam Board - Building Rendering
- Exhibit K: Foam Board - Comunale Properties representative projects
- Exhibit L: Foam Board - Before and after simulation of proposed 73rd Ave widening
- Exhibit M: Updated Depiction of 73rd Ave Road Improvements

NEIGHBORHOOD MEETING SIGN-IN

If you would like to receive notice of future public hearings concerning the application for the redevelopment of parcels 0171935304006, 0171935304010 and 0171935303017, then please provide your name and contact information below.

NAME	ADDRESS	EMAIL/PHONE NUMBER
1) Angela Bortello	1844 S. 75th Ave Denver 80239	abortello@gmail.com 720/1350-1844
2) Lisa Adduci	1216 E 73rd Ave Denver 80229	adduci.lisa@hotmail.com 303-250-7122
3) Fred Orr	5040 Arona St Denver 80216	fred@5040group.com 3-918-1215
4) Gary Green	1327 E. 73rd Ave DENVER 80229	gary.green@comcast.net
5) Frank Tett	1401 E 73rd Ave Denver Co	F.Tett@aol.com
6) Paul Yantorno	1480 E 73rd Ave Denver 80229	Paul@Centeco.com
7) Mike Dematteo	2700 E 74th Ave.	mikedem@att.net
8) Tony Barnes	2450 Williams St	tonybarnes@gmail.com
9) Chris Frank	1731 E 73rd Ave	CFrank@ColoradoLighting.com
10) Kathleen Mendez	1390 E 73rd Ave	Kamendez55@gmail.com
11) Herb Maes	1601 E 73rd Ave	303-259-2683
12) Dave Dorcas	1022 W KERRIE	3/550-0095
13) Vic Frank	7401 Race / 1801 E. 73rd	303-263-2263
14) Tom Frank	7401 Race / 1801 E. 73rd	303-263-2264



Request for Comments

Case Name:	Comunale Properties-Center Greenhouse Redevelopment
Case Number:	PRC2018-00021

November 28, 2018

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

- 1) **Minor subdivision to combine three parcels and create two lots;**
- 2) **Rezone from Agriculture-1 to Industrial-1;**
- 3) **Vacate a portion of Lafayette Street right-of-way**

This request is located at **1550 E. 73RD AVE/ 7220 LAFAYETTE ST**

The Assessor's Parcel Numbers is **0171935303017/ 0171935304010/ 0171935304006**

Applicant Information **ARMIE MANGEMENT, LLC (JOSH HEINEY)**

**1855 S. PEARL ST., SUITE 20
DENVER, CO 80210**

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) 523-6820 by **December 19, 2018** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to ECollins@adcogov.org.

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

Thank you for your review of this case.

Emily Collins

Emily Collins, AICP
Case Manager



Public Hearing Notification

Case Name:	Comunale Properties - Greenhouse Site Developmen
Case Number:	PRC2018-00021
Planning Commission Hearing Date:	07/25/2019 at 6:00 p.m.
Board of County Commissioners Hearing Date:	08/13/2019 at 9:30 a.m.

July 15, 2019

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

- 1) Minor subdivision to combine three parcels and create one lot of approximately 11 acres;**
- 2) Rezone from Agriculture-1 to Industrial-1; 3) Vacate a portion of Lafayette Street right-of-way**

This request is located at 7220 LAFAYETTE ST
-, CO 000000000

The Assessor's Parcel Number(s) 0171935303017, 0171935304006, 0171935304010

Applicant Information: Armie Mangement, LLC

1855 S. PEARL ST.
SUITE 20
DENVER, CO 80210

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

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

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

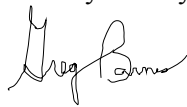
Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

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.

A handwritten signature in black ink, appearing to read "Greg Barnes". The signature is fluid and cursive, with the first name "Greg" and last name "Barnes" clearly distinguishable.

Greg Barnes

Planner III

PUBLICATION REQUEST

COMMUNALE PROPERTIES – GREENHOUSE SITE DEVELOPMENT

Case Number: PRC2018-00021
Planning Commission Hearing Date: July 25, 2019 at 6:00 p.m.
Board of County Commissioners Hearing Date: August 13, 2019 at 9:30 a.m.

Requests: 1) Minor subdivision to combine three parcels into one lot of approximately 11 acres; 2) Rezone from Agriculture-1 to Industrial-1; 3) Vacation of right-of-way for a portion of Lafayette Street.

Location: 7220 Lafayette Street
Parcel Numbers: 0171935304010, 0171935303017, 0171935304006
Case Manager: Greg Barnes

Applicant: Josh Heiney
Armie Management, LLC
1855 S. Pearl Street, Suite 20
Denver, CO 80210

Owner: Center Greenhouse, Inc.
1550 E. 73rd Avenue
Denver, CO 80229

Legal Description:

THE EAST ½ OF BLOCK 15, NORTH SIDE GARDENS, EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED DECEMBER 17, 1980 IN BOOK 2516 AT PAGE 835, AND EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED JUNE 16, 1992 IN BOOK 3917 AT PAGE 55, AND EXCEPT THOSE PORTIONS TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN RULE AND ORDER RECORDED NOVEMBER 10, 1998 IN BOOK 5531 AT PAGE 999, COUNTY OF ADAMS, STATE OF COLORADO.

AND;

PARCEL C, YANTORNO EXEMPTION, ACCORDING TO THE MAP THEREOF RECORDED JULY 14, 2009 UNDER RECEPTION NO. 200900051566, COUNTY OF ADAMS, STATE OF COLORADO.

AND;

THAT PORTION OF BLOCK 18, NORTH SIDE GARDENS, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 18; THENCE WEST 219 FEET; THENCE SOUTH 140 FEET; THENCE EAST 219 FEET; THENCE NORTH 140 FEET TO THE POINT OF BEGINNING.

Adams County
Attn: Planning Addressing
PLN

Adams County Construction Inspection
Attn: PWCI .
PWCI

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

Adams County Fire Protection District
Attn: Chris Wilder
8055 N. WASHINGTON ST.
DENVER CO 80229

Adams County Treasurer: Send email
Attn: Adams County Treasurer
bgrimm@adcogov.org

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

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

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

COLO DIV OF MINING RECLAMATION AND SAFETY
Attn: ANTHONY J. WALDRON - SENIOR ENV
DEPT. OF NATURAL RESOURCES
1313 SHERMAN ST, #215
DENVER CO 80203

COLO DIV OF WATER RESOURCES
Attn: Joanna Williams
OFFICE OF STATE ENGINEER
1313 SHERMAN ST., ROOM 818
DENVER CO 80203

COLO DIV OF WATER RESOURCES
Attn: Joanna Williams
OFFICE OF STATE ENGINEER
1313 SHERMAN ST., ROOM 818
DENVER CO 80203

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

COLORADO GEOLOGICAL SURVEY
Attn: Jill Carlson
1500 Illinois Street
Golden CO 80401

Colorado Geological Survey: CGS_LUR@mines.edu
Attn: Jill Carlson
Mail CHECK to Jill Carlson

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

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

Engineering Department - ROW
Attn: Transportation Department
PWE - ROW

Engineering Division
Attn: Transportation Department
PWE

MAPLETON SCHOOL DISTRICT #1
Attn: CHARLOTTE CIANCIO
591 E. 80TH AVE
DENVER CO 80229

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

North Washington Street Water & San Dist
Attn: Joe James
3172 E 78th Ave
Denver CO 80229

UNITED STATES POST OFFICE
Attn: MARY C. DOBYNS
56691 E COLFAX AVENUE
STRASBURG CO 80136-8115

NS - Code Compliance
Attn: Kerry Gress
kgress@adcogovorg

US EPA
Attn: Stan Christensen
1595 Wynkoop Street
DENVER CO 80202

NS - Code Compliance
Attn: Joaquin Flores

WELBY CITIZEN GROUP
Attn: NORMA FRANK
7401 RACE STREET
DENVER CO 80229

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

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

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

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

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

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

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

Tri-County Health: Mail CHECK to Sheila Lynch
Attn: Tri-County Health
landuse@tchd.org

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

BARNES TONY L AND
O CONNOR-BARNES EILEEN
7450 WILLIAMS ST
DENVER CO 80229-6503

1601 E 73RD LLC
ATTN JOHN MOYE ESQ
1400 16TH STREET STE 600
DENVER CO 80202

BARNES TONY L AND O CONNOR-BARNES EILEEN P U
ND
80% INT AND BARNES TONY L UND 20% INT
7450 WILLIAMS ST
DENVER CO 80229-6503

7250 GILPIN WAY NO 130 LLC
3578 SOUTH WACO WAY
AURORA CO 80013

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

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

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

A AND R LLC
7754 PARFET ST
ARVADA CO 80005

CENTER LAND PROPERTIES
7285 GILPIN WAY SUITE 100
DENVER CO 80229

ADAMS COUNTY
4430 S ADAMS COUNTY PKWY
BRIGHTON CO 80601-8222

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

ADDUCCI THOMAS F AND
ADDUCCI CAROLE L
581 E 76TH AVE
DENVER CO 80229-6206

CHESROWN COLLISION CENTER INC
7420 N WASHINGTON STREET
DENVER CO 80229

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

CIANCIO TERI L
1780 W 115TH CIR
DENVER CO 80234-2610

BARNES TONY L AND
O CONNOR-BARNES EILEEN
7450 WILLIAMS STREET
DENVER CO 80229

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

BARNES TONY L AND
O CONNOR0BARNES EILEEN P
7450 WILLIAMS STREET
DENVER CO 80229

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

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

JSM INVESTMENTS LLC
8310 E 129TH PL
THORNTON CO 80602-8245

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

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

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

LA RUSSO DAVID C
7535 LAFAYETTE ST
THORNTON CO 80229-6437

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

LA RUSSO DAVID C TRUSTEE FOR
CLYDE LA RUSSO FAMILY TRUST
7535 LAFAYETTE
DENVER CO 80229-6437

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

LARUSSO DAVID C AND
LARUSSO SHARON A
7535 N LAFAYETTE ST
DENVER CO 80229-6437

GENUINE PARTS COMPANY
2999 WILDWOOD PARKWAY
ATLANTA GA 30339

LECHUGA LANA J AND
LECHUGA JOSE M
1911 E 73RD AVE
DENVER CO 80229-6914

HIGH NOON ASSOCIATES
2750 QUAIL VALLEY ROAD
SOLVANG CA 93463

LEVIN GARY
2750 QUAIL VALLEY ROAD
SOLVANG CA 93463

HOFFMAN INVESTMENT COMPANY INC
7250 GILPIN WAY SUITE 100
DENVER CO 80229

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

HOFFMAN INVESTMENT COMPANY INC
7250 GILPIN WAY STE 100
DENVER CO 80229-6530

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

HOFFMAN INVESTMENT COMPANY INC
6825 BROADWAY
DENVER CO 80221

MAZZOTTI GEORGE V
7340 RACE ST
DENVER CO 80229-6909

MAZZOTTI GEORGE VICTOR ET AL
7340 RACE ST
DENVER CO 80229-6909

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

MC DANIEL LARRY E AND NANCY J
3105 MEGAN WAY
BERTHOUD CO 80513-8078

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

MHG LLC
7263 DEFRAME CT
ARVADA CO 80005-2863

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

MILANO PATRICK R AND
MILANO ANTHONY J
7339 RACE ST
DENVER CO 80229

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

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

VENTURE 224 LLC
11755 AIRPORT WAY STE 149
BROOMFIELD CO 80021-2502

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

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

NORVIC PROPERTIES LLC
7401 RACE ST
DENVER CO 80229-6502

WELBY BACKYARD LLC
7451 HIGH ST
DENVER CO 80229

O CONNOR BARNES EILEEN AND
BARNES TONY L
7450 WILLIAMS ST
DENVER CO 80229

WELBY BACKYARD LLC
7451 HIGH STREET
DENVER CO 80229

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

WELBY FARM LLC
2200 E 104TH AVE STE 105
THORNTON CO 80233-4402

R C D LIMITED LIABILITY COMPANY AND
CIANCIO NANCY C TRUSTEE
855 ADAMS ST
DENVER CO 80206-3933

ADAMS INDUSTRIAL DEVELOPMENT GROUP LLC
OR CURRENT RESIDENT
7175 YORK STREET
DENVER CO 80229

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

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

BARNES TONY L AND
O CONNOR-BARNES EILEEN
OR CURRENT RESIDENT
7450 WILLIAMS STREET
DENVER CO 80229

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

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

MAZZOTTI GEORGE AND RUTH REVOCABLE
LIVING TRUST
OR CURRENT RESIDENT
7340 RACE ST
DENVER CO 80229-6909

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

MEDINA SHARON T FAMILY TRUST
OR CURRENT RESIDENT
1275 E 75TH AVE
DENVER CO 80229-6402

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

MENDEZ CARLOS AND
MENDEZ KATHLEEN
OR CURRENT RESIDENT
1390 E 73RD AVE
DENVER CO 80229

FRANK CHRISTOPHER C
OR CURRENT RESIDENT
7451 HIGH ST
DENVER CO 80229-6511

MILANO JOSEPH/PATRICK R/
ANTHONY TRUSTEES OF J M TRUST
OR CURRENT RESIDENT
7341 RACE ST
DENVER CO 80229-6908

FRANK CHRISTOPHER C AND
FRANK NORMA J
OR CURRENT RESIDENT
7405 RACE ST
DENVER CO 80229-6502

MOLINARO LAURA FAMILY TRUST
OR CURRENT RESIDENT
1840 E 75TH AVE
DENVER CO 80229-6515

FRANK VICTOR H JR/NORMA J 1/2 INT (JT) A
O DORISIO STEVEN J/ROBIN R 1/2 INT (JT)
OR CURRENT RESIDENT
7403 RACE ST
DENVER CO 80229-6502

MOLINARO RANDALL L AND
MOLINARO DEANNA R
OR CURRENT RESIDENT
7411 RACE ST
DENVER CO 80229-6502

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

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

LECHUGA JOSE MICHAEL AND
LECHUGA LANA JEAN
OR CURRENT RESIDENT
1911 E 73RD AVE
DENVER CO 80229-6914

NORVIC PROPERTIES LLC
OR CURRENT RESIDENT
7401 RACE ST
DENVER CO 80229-6502

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

CURRENT RESIDENT
7334 WASHINGTON ST
DENVER CO 80229-6302

ROSENBACH JUDY A AND
ROSENBACH GERALD W
OR CURRENT RESIDENT
1201 E 75TH AVE
DENVER CO 80229-6402

CURRENT RESIDENT
7338 WASHINGTON ST
DENVER CO 80229-6302

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

CURRENT RESIDENT
7346 WASHINGTON ST
DENVER CO 80229-6302

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

CURRENT RESIDENT
7348 WASHINGTON ST
DENVER CO 80229-6302

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

CURRENT RESIDENT
7352 WASHINGTON ST
DENVER CO 80229-6302

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

CURRENT RESIDENT
7354 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7314 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7420 WASHINGTON ST
DENVER CO 80229-6304

CURRENT RESIDENT
7316 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7550 LAFAYETTE ST
DENVER CO 80229-6421

CURRENT RESIDENT
7318 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7535 LAFAYETTE ST
DENVER CO 80229-6437

CURRENT RESIDENT
7330 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7470 WILLIAMS ST
DENVER CO 80229-6503

CURRENT RESIDENT
7250 GILPIN WAY STE 130
DENVER CO 80229-6505

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

CURRENT RESIDENT
7250 GILPIN WAY STE 140
DENVER CO 80229-6505

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

CURRENT RESIDENT
1875 E 75TH AVE
DENVER CO 80229-6514

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

CURRENT RESIDENT
1800 E 75TH AVE
DENVER CO 80229-6515

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

CURRENT RESIDENT
7250 GILPIN WAY STE 150
DENVER CO 80229-6530

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

CURRENT RESIDENT
7150 WASHINGTON ST
DENVER CO 80229-6706

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

CURRENT RESIDENT
7154 WASHINGTON ST
DENVER CO 80229-6706

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CURRENT RESIDENT
7141 LAFAYETTE ST
DENVER CO 80229-6824

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

CURRENT RESIDENT
7220 LAFAYETTE ST
DENVER CO 80229-6827

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CURRENT RESIDENT
1581 E 73RD AVE
DENVER CO 80229-6903

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

CURRENT RESIDENT
1601 E 73RD AVE
DENVER CO 80229-6905

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

CURRENT RESIDENT
1790 E 73RD AVE
DENVER CO 80229-6907

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

CURRENT RESIDENT
7300 RACE ST
DENVER CO 80229-6909

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

CURRENT RESIDENT
7330 RACE ST
DENVER CO 80229-6909

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

CURRENT RESIDENT
2101 E HIGHWAY 224
DENVER CO 80229-6910

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

CURRENT RESIDENT
1801 E 73RD AVE
DENVER CO 80229-6916

CURRENT RESIDENT
1840 E 73RD AVE
DENVER CO 80229-6917

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the subject property for case # PRC2018-00021 on July 9, 2019 in accordance with the requirements of the Adams County Development Standards and Regulations.

Handwritten signature of J. Gregory Barnes.

J. Gregory Barnes