



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**CASE NAME: Barr City Subdivision  
CASE NUMBER: PLT2018-00032**

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**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**October 8, 2019**

CASE No.: <b>PLT2018-00032</b>	CASE NAME: <b>Barr City 2<sup>nd</sup> Filing, Amendment No. 1</b>
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Owner's Name:	Anthony (Vince) Dam
Applicant's Name:	Lisa Gard
Applicant's Address:	2020 Riverview Drive, Berthoud, CO 80513
Location of Request:	14000 Telluride Street, Brighton, CO 80602
Nature of Request:	A minor subdivision plat to combine four parcels and vacated right-of-way into one parcel. A vacation of right-of-way is also requested.
Zone Districts:	Commercial-2 (C-2)
Comprehensive Plan:	Commercial
Site Size:	0.975 acres
Existing Primary Use:	Vacant (former Bar & Grill)
Proposed Use:	Restaurant & Bar
Hearing Date(s):	<b>BOCC: October 8, 2019 / 9:30 a.m. (continued from October 1, 2019)</b>
Report Date:	October 1, 2019
Case Manager:	Libby Tart
Staff Recommendation:	APPROVAL with 11 Findings-of-Fact and 1 Note

**SUMMARY OF PREVIOUS APPLICATIONS**

In 2003, the previous owner of 14000 Telluride Street requested an appeal of an Administrative Decision before the Board of Adjustment. The Administrative Decision required the applicant to rezone the site from Agriculture-2 to Commercial to allow a restaurant and bar to operate. The appeal of the Administrative Decision before the Board of Adjustment was denied on a vote of 3-2.

In 2018, Vinh M. Dam, the owner of 14000 Telluride Street, requested a) a Comprehensive Plan Amendment to change the future land use designation of the property from Parks and Open Space to Commercial, and b) to Rezone the property from Agriculture-2 to Commercial-2. The property at the time of these proposed changes was 0.772 acres. The applicant made a request to operate within the existing restaurant building on the site. The request was approved by the Board of County Commissioners on a vote of 5-0.

The applicant is requesting with this application to vacate a portion of the Burlington Road right-of-way and an alley to bring the site to approximately 0.974 acres.

## **SUMMARY OF APPLICATION**

### **Background**

Mr. Vinh M. Dam is requesting this final subdivision plat to create one legal parcel from four parcels and a right-of-way vacation from a portion of Burlington Boulevard. The applicant's intentions are to apply for a change-in-use permit to improve the current condition of the property and reopen the existing building as a restaurant. See Exhibit 3.3 for the conceptual site plan.

### **Site Characteristics:**

The site is approximately 0.974 acres of land and currently developed with a 1,550 square-foot structure built as a tavern. The site has access on Telluride Street, and while the property is located in proximity to Interstate 76, highway access is not permitted. The property is composed of four parcels and a small portion of right-of-way that was once designated as Colorado Department of Transportation's right-of-way for Interstate 76, or Burlington Boulevard.

### **Development Standards and Regulations Requirements:**

Per Section 5-03-03 of the County's Development Standards and Regulations, subdivision plats and parcel lot dimensions are required to conform to requirements of the designated zone district. In addition, all lots created by a subdivision shall have access to a County-maintained right-of-way. There is no minimum lot size required in the Commercial-2 zone district, but the minimum lot width is seventy-five (75) feet. The proposed lot has access to the Brighton-maintained right-of-way along Telluride Street. At this time, the four parcels and vacated right-of-way cannot currently stand on their own and meet the zone district lot width requirements within a Commercial-2 (C-2) zone district. Due to the present conditions, this property is considered "legally non-conforming". The approval of this application will create a legal lot and allow the applicant to meet the minimum lot width required in the C-2 zone district.

Per Section 5-04 of the County's Development Standards and Regulations, public improvements may be required to be constructed with the development of a subdivision. There are no public improvements required with this proposed plat. Section 05-05-05 of the County's Development Standards requires land dedication to support new or expanded parks. The applicant will be paying regional park fees in lieu of land dedication (under 50 acres).

Per Section 2-02-18-08-04 of the County’s Development Standards and Regulations, a roadway vacation shall be approved or denied by the Board of County Commissioners based on the roadway vacation’s compliance with the criteria for approval. The approval of this subdivision plat and right-of-way application will create a conforming lot and it does not leave any land adjoining the roadway without an established road or private access easement connecting said land with another established public road.

**Future Land Use Designation/Goals of the Comprehensive Plan for the Area**

The future land use designation on the property is Commercial. Per Chapter 5 of the Adams County Comprehensive Plan, a Commercial designation denotes “commercial areas in the County are intended to serve either neighborhood or regional needs and can be comprised of a variety of uses, including retail sales, restaurants and other services, and professional and commercial offices. Commercial areas should be compatible with surrounding development, and located in areas with adequate transportation access, services, and public infrastructure.”

The request to create one legally conforming lot on the subject property will not be out of line with the future land use designation and goals of the Comprehensive Plan. Restaurants are a permitted use within the current C-2 zone district and will continue to fall within this category for future land uses.

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

<b>Northwest A-2 Vacant</b>	<b>North A-2 Vacant</b>	<b>Northeast A-2 Residential (SFD)</b>
<b>West I-76 and City of Brighton Vacant</b>	<b>Subject Property C-2 Vacant/Restaurant</b>	<b>East I-1 Vacant</b>
<b>Southwest I-76 and City of Brighton Vacant</b>	<b>South R-1-C Residential (SFD)</b>	<b>Southeast A-2 Residential (SFD)</b>

**Compatibility with the Surrounding Land Uses:**

The property is surrounded to the south and east by single-family homes. Interstate 76 is located directly north of the site, and commercial uses make up the area north and west of Interstate 76. Since the existing building was constructed as a tavern in 1940, the site development does not conform to current standards. Therefore, updates to the site would be required, which include landscaping at the right-of-way and an improved parking area. The update will be reviewed with a change-in-use building permit review, which is required to remodel the existing structure. Additionally, the subject site will serve as a noise and visual buffer between the residential properties and Interstate 76.

Using the property as a restaurant is compatible with the surrounding neighborhood. In addition, the property has previously operated as a restaurant.

### **PLANNING COMMISSION UPDATE:**

The Planning Commission considered this case on September 12, 2019 and recommended approval in a 7-0 vote. The applicant's representative answered questions by the Commission. One adjacent resident, Andrea Irwin, indicated her concerns about the use and the future hours of operation, truck traffic, and impacts from a bar and grill. Staff clarified that the use is a use by right and the consideration at the public hearing was about a subdivision.

Staff provided a condition to the vote indicating that the right-of-way vacation needed to follow the procedures for a roadway vacation, per Chapter 2, Section 2-02-18-08-04. Staff has provided notice to abutting property owners to satisfy this condition.

### **Staff Recommendation:**

Based upon the application, the criteria for a minor subdivision final plat, and a recent site visit, staff recommends **Approval of this request with 17 findings-of-fact and 1 note.**

### **RECOMMENDED FINDINGS OF FACT**

1. The final plat is consistent and conforms to the approved sketch plat.
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 a public sewage disposal system has been established 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;
  - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and
  - e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.
12. The roadway vacation complies with these standards and regulations and the original conditions of approval.
13. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
14. The roadway vacation is in keeping with the purpose and intent of the subdivision regulations.
15. The approval will not adversely affect the public health, safety, and welfare.
16. 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.
17. If the roadway is a state or federal highway, the vacation has been approved by the state transportation commission.

**Note to the Applicant:**

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.

**PUBLIC COMMENTS**

Notifications Sent	Comments Received
15	0

Notices were sent to all property owners and residents within a 750-foot radius of the site. As of writing the staff report, staff has not received any comments on the request.

**REFERRAL AGENCY COMMENTS****Responding with Concerns:**

Adams County CEDD Development Services Engineer (ensuring a Subdivision Improvement Agreement was not necessary)

Adams County CEDD Development Services Right-of-Way (correcting revisions to the plat)

CDOT (a permit will be required for work near their ROW, supportive of landscaping and other improvements to the property)

Colorado Division of Water Resources (applicant needs to prove that the well permit allows for landscape irrigation)

Tri-County Health (use permit needed for the restaurant)

**Responding without Concerns:**

Adams County Treasurer

City of Brighton – Planning

Colorado Geological Survey

United Power

Xcel Energy

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

Brighton Fire District

Brighton School District 27J

Century Link, Inc.

City of Brighton – Water & Sanitation Department

Colorado Division of Wildlife

Comcast

Metro Wastewater Reclamation

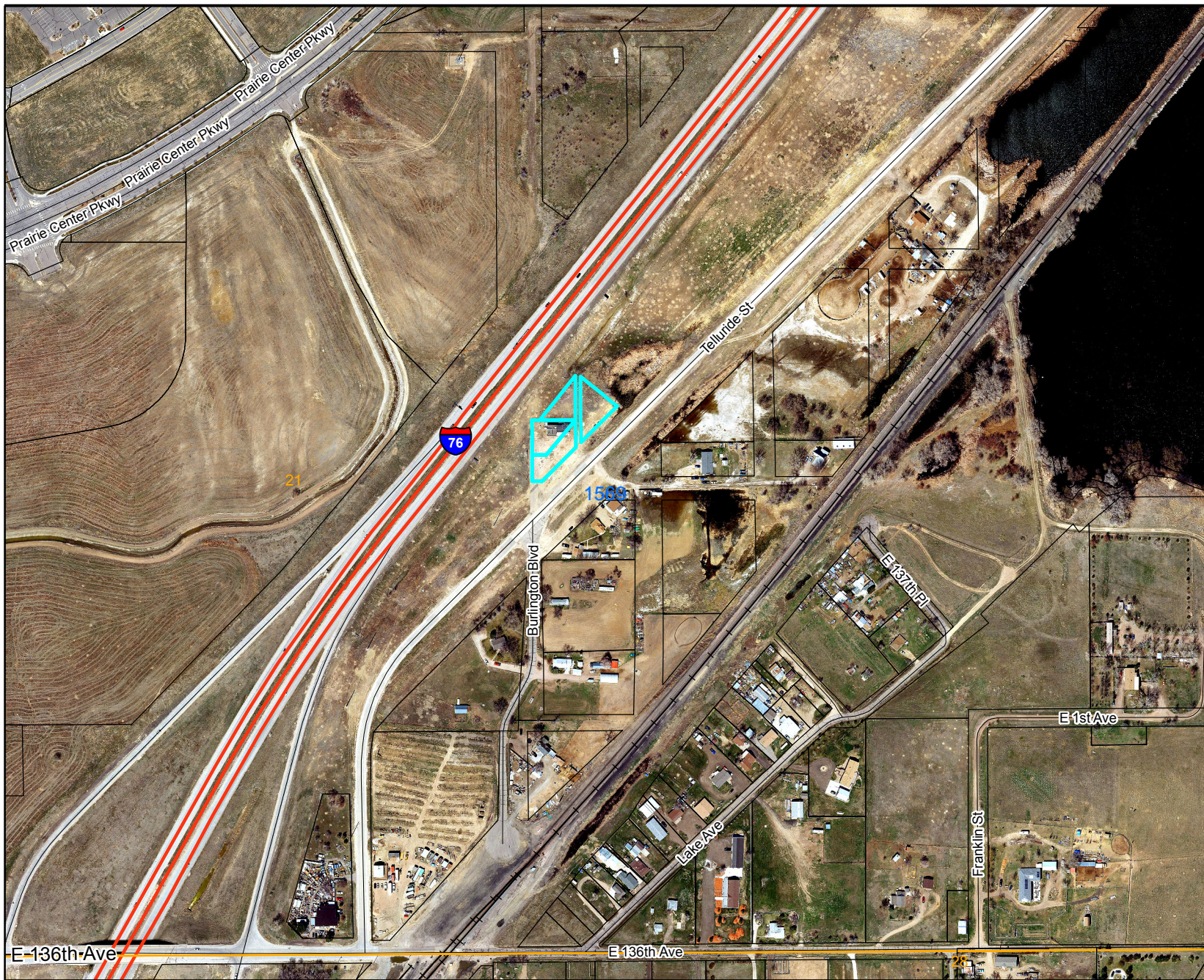
Prairie Center Metro No. 1

Regional Transportation District

Sheriff's Office

United States Postal Office





# 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)

**Case Name** Barr City Subdivision

**Case Number** PLT2018-00032



For display purposes only.

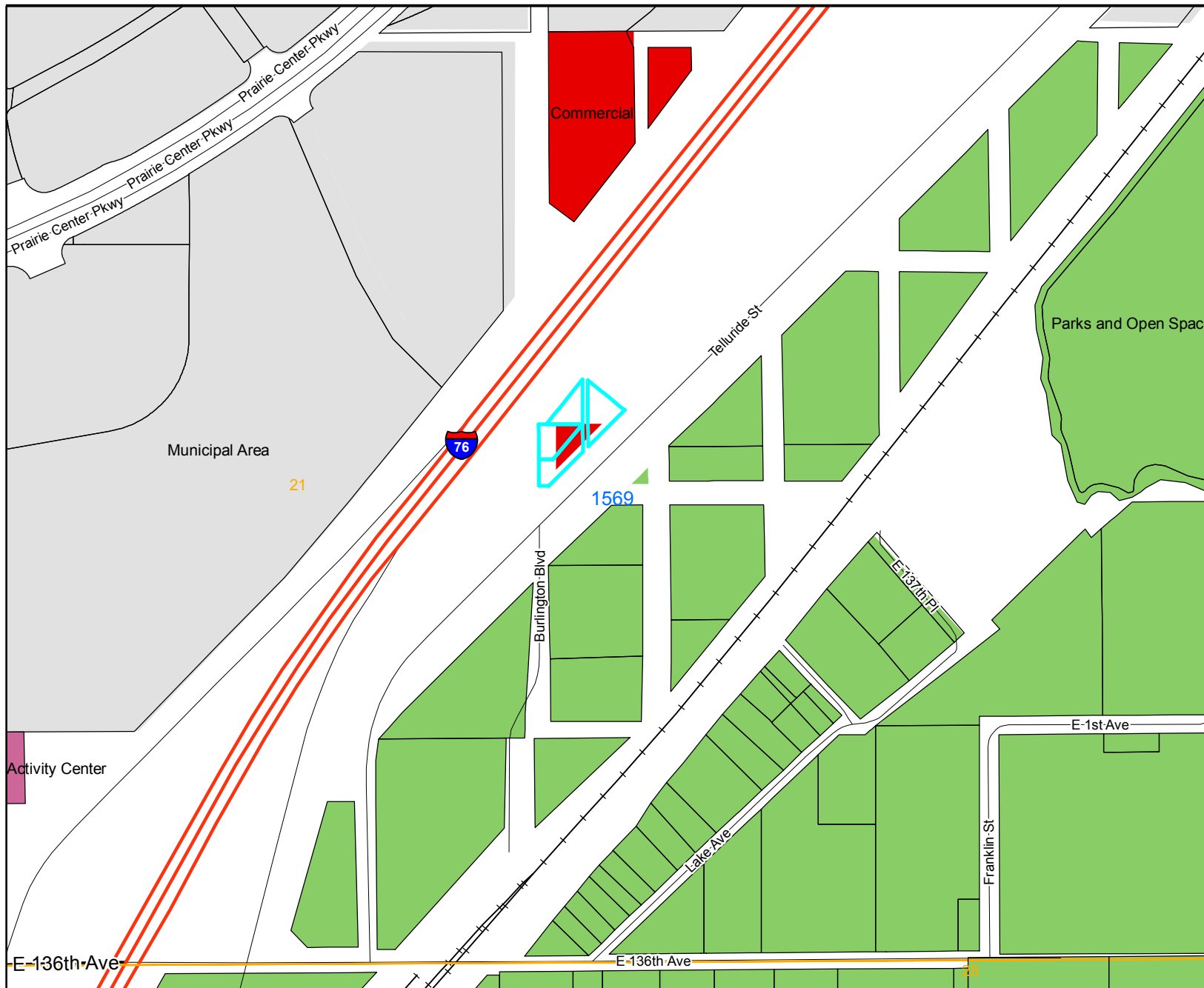


**ADAMS COUNTY**  
COLORADO

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







# Legend

- Railroad
- Major Water
- Zoning Line
- Sections

## Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

**Case Name** Barr City Subdivision

**Case Number** PLT2018-00032

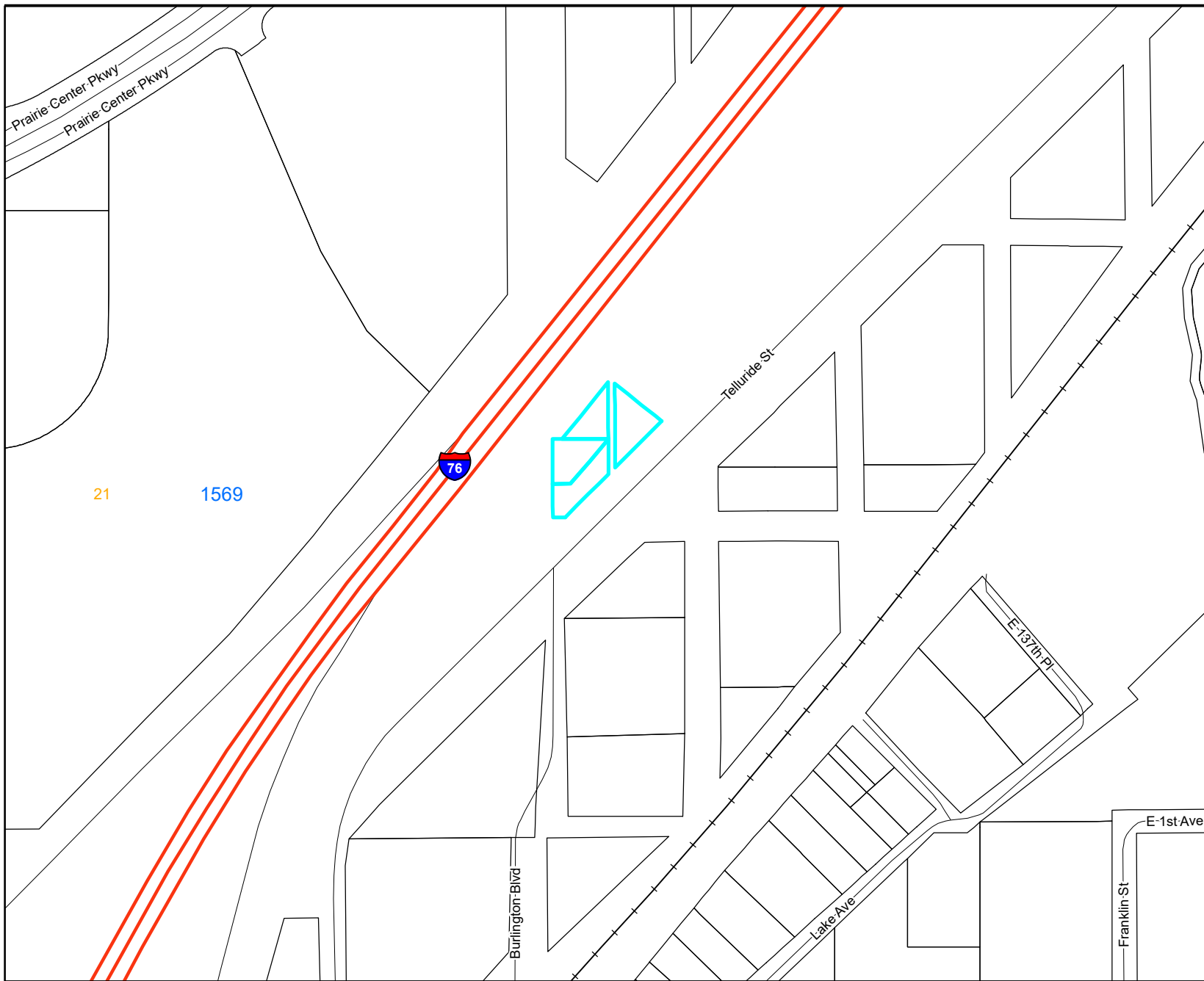


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COLORADO

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# Legend

- Railroad
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## Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
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- C-0
- C-1
- C-2
- C-3
- C-4
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- P-U-D(P)

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For display purposes only.



**ADAMS COUNTY**  
COLORADO

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### 3. Written Explanation of the Project - Telluride Bar & Grill Minor Subdivision

The purpose of this application is to create a plat from parcel 0156921007004 combined with the acquired parcels 0156921405001, 0156921405002, and 0156921405003 and vacated right-of-way for I-76 (shown on the included plat) to create a legal parcel. The property was previously operated as a restaurant and the current owner wishes to reopen the restaurant after acquiring and correcting parcels, vacation of outdated right-of-ways with CDOT, and approval of the rezoning and comprehensive plan amendment applications recorded in May 2018 by Adams County.

In addition, the owner requests a change of address for the property to **13888 Telluride Street**.

As was noted in the rezone application, the property is served by Xcel Energy and United Power (gas and electric).

Water is served by a well permitted for commercial use (#11133-F) and an approved individual sewage disposal system Tri-County Health Permit #20061606. See Section 10 for details.

There are no public improvements required or planned for the property. A Subdivision Improvement Agreement (SIA) has not been provided.

The proposed site will include a parking area per regulations with a total impervious area of 1907 SF. A drainage study is not required at this time. See the Site Plan under Section 4 for details. A traffic study was also determined as not required during the rezoning approval process approved in May 2018.



# BARR CITY 2ND FILING AMENDMENT NO. 1

A VACATION A PORTION OF BURLINGTON BOULEVARD AND A PORTION OF ALLEY WITHIN BLOCK 24, AND A REPLAT OF PORTIONS OF LOTS 12–24 AND LOTS 29–36, BLOCK 24, BARR CITY 2ND FILING, LOCATED IN THE SOUTHEAST ONE–QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT2018–00032

SHEET 1 OF 3

DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT THE ANTHONY DAM TRUST, BEING THE OWNER OF PARCELS OF LAND AS DESCRIBED IN RECEPTION NO.'S 2013000010759 AND 2016000020116, ADAMS COUNTY RECORDS AND THE VACATED PORTIONS OF BURLINGTON BOULEVARD AND THE ALLEY IN BLOCK 24, BARR CITY 2ND FILING, ALL IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, TOGETHER BEING DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21; THENCE SOUTH 00°17'16" EAST ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 1,203.72 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 76 AS SHOWN ON THE COLORADO DEPARTMENT OF HIGHWAYS, HIGHWAY MAPPING FOR PROJECT ID-I(CX) 76-1(138) REV 08-07-95, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

THENCE 1) NORTH 38°40'28" EAST A DISTANCE OF 79.52 FEET; THENCE 2) NORTH 00°17'16" WEST A DISTANCE OF 26.95 FEET; THENCE 3) NORTH 89°34'55" EAST A DISTANCE OF 21.84 FEET; THENCE 4) NORTH 38°40'28" EAST A DISTANCE OF 164.06 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN AREA 1, RECEPTION NO. 20016000020116, ADAMS COUNTY RECORDS; THENCE SOUTH 77°35'02" EAST A DISTANCE OF 15.38 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN AREA 2, RECEPTION NO. 20016000020116, ADAMS COUNTY RECORDS; THENCE SOUTH 51°19'32" EAST A DISTANCE OF 134.56 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN AREA 2, RECEPTION NO. 20016000020116, ADAMS COUNTY RECORDS; THENCE SOUTH 45°00'46" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TELLURIDE STREET (FRONTAGE ROAD), A DISTANCE OF 305.04 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN AREA 3, RECEPTION NO. 20016000020116, ADAMS COUNTY RECORDS; THENCE SOUTH 89°34'55" WEST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND IN AREA 3 AND ALONG THE NORTH LINE OF SECOND AVENUE, A DISTANCE OF 77.80 FEET TO THE CENTERLINE OF SAID BURLINGTON BOULEVARD NOW VACATED BY THIS PLAT; THENCE NORTH 00°17'16" WEST ALONG SAID CENTERLINE, A DISTANCE OF 86.34 FEET TO THE POINT OF BEGINNING. CONTAINS 42,441 SQUARE FEET OR 0.974 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AND A DRY UTILITY EASEMENT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BARR CITY 2ND FILING AMENDMENT NO. 1

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

FOR THE ANTHONY DAM TRUST:

\_\_\_\_\_  
KIM CHI THI NGUYEN, TRUSTEE

ACKNOWLEDGEMENT:

STATE OF COLORADO)  
COUNTY OF ADAMS )

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY KIM CHI THI NGUYEN, TRUSTEE, THE ANTHONY DAM TRUST

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY ADDRESS IS: \_\_\_\_\_

LIENHOLDER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CONSENT TO THE DEDICATION AND EASEMENT(S) SHOWN ON THIS PLAT AND RELEASE THE SAME FROM THE ENCUMBRANCE(S) RECORDED IN RECEPTION NO. \_\_\_\_\_, RECORDED \_\_\_\_\_, OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER.

\_\_\_\_\_

ACKNOWLEDGEMENT:

STATE OF COLORADO)  
COUNTY OF ADAMS )

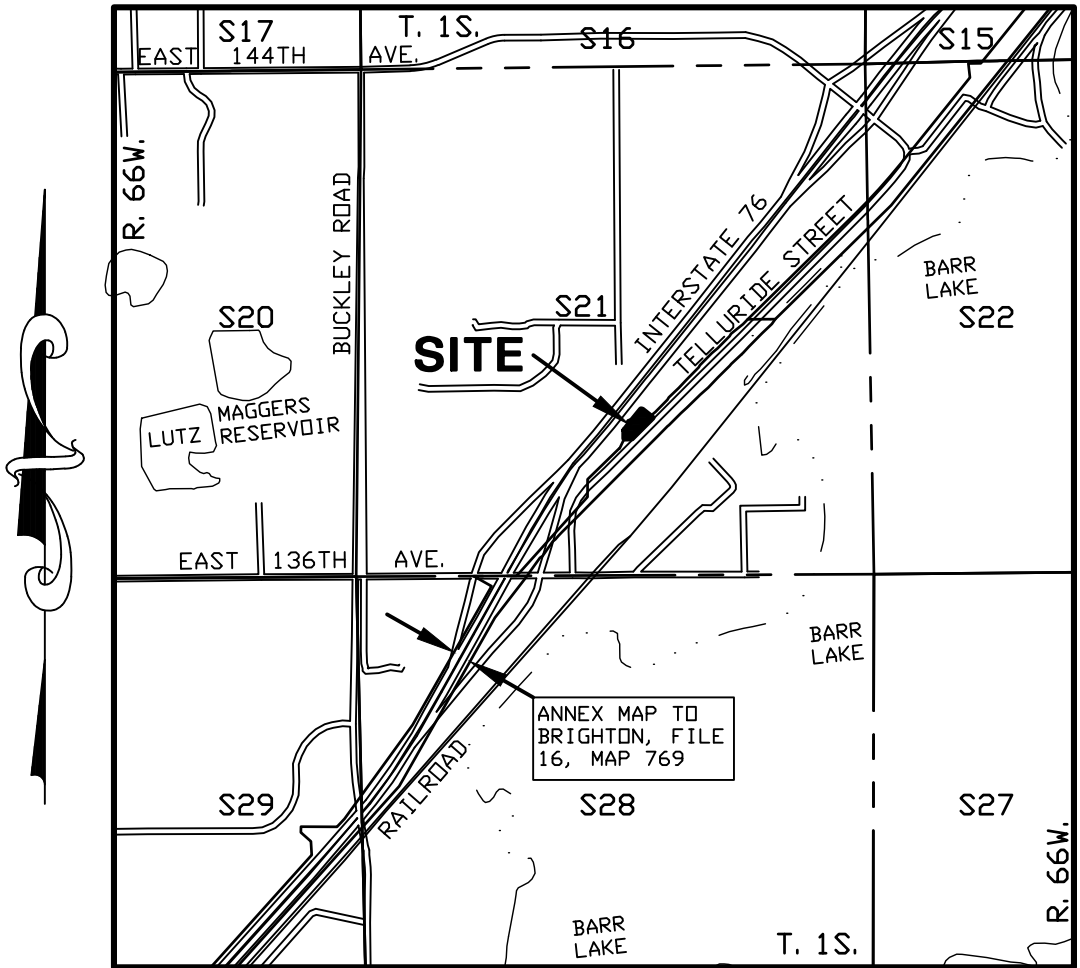
THE FOREGOING LIENHOLDER'S CERTIFICATE WAS SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY ADDRESS IS: \_\_\_\_\_

\_\_\_\_\_

## VICINITY MAP

SCALE: 1"=2000'



BASIS FOR BEARINGS:

THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (THE S.1/4 CORNER IS A 2" ALUMINUM CAP P.L.S. 23519, IN A RANGE BOX AND THE CENTER IS 3-1/4" ALUMINUM CAP, P.L.S. 25384) OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEARS SOUTH 00°17'16" EAST, TAKEN FROM THE COLORADO DEPARTMENT OF HIGHWAYS, HIGHWAY MAPPING FOR PROJECT NO. ID-I(CX) 76-1(138) REVISED 08-07-95. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

NOTICE:

IT IS THE INTENT OF THIS SUBDIVISION PLAT TO COMBINE THE ACQUIRED PARCELS AND VACATED RIGHTS-OF-WAYS SHOWN ON SHEET 2 OF 3 OF THIS PLAT INTO ONE LOT AS SHOWN ON SHEET 3 OF 3 OF THIS PLAT AND TO VACATE THOSE LOT LINES WITHIN THE COMBINED PARCELS.

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 25291CEW, DATED JULY 12, 2018 AT 7:00 A.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY ACROSS THESE PREMISES.

PLAT NOTES:

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS 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 SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

SIX-FOOT (6') WIDE DRY UTILITY AND DRAINAGE EASEMENTS ADJOINING THE PERIMETER OF TELLURIDE STREET ARE HEREBY GRANTED ON PRIVATE PROPERTY. SAID EASEMENT AND ITS WIDTH ARE INDICATED ON SHEET 2 OF 2 OF THIS PLAT. THESE EASEMENT ARE GRANTED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID EASEMENTS. ADDITIONALLY, THESE UTILITY AND DRAINAGE EASEMENTS ARE GRANTED FOR DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS.

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED 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 THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

RAYMOND W. BAYER,  
REG P.L.S. NO. 6973

APPROVAL:

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
CHAIR

CERTIFICATE OF THE CLERK AND RECORDER:

THIS 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\_\_\_\_\_.

BY: \_\_\_\_\_  
DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO. \_\_\_\_\_



Prepared By:

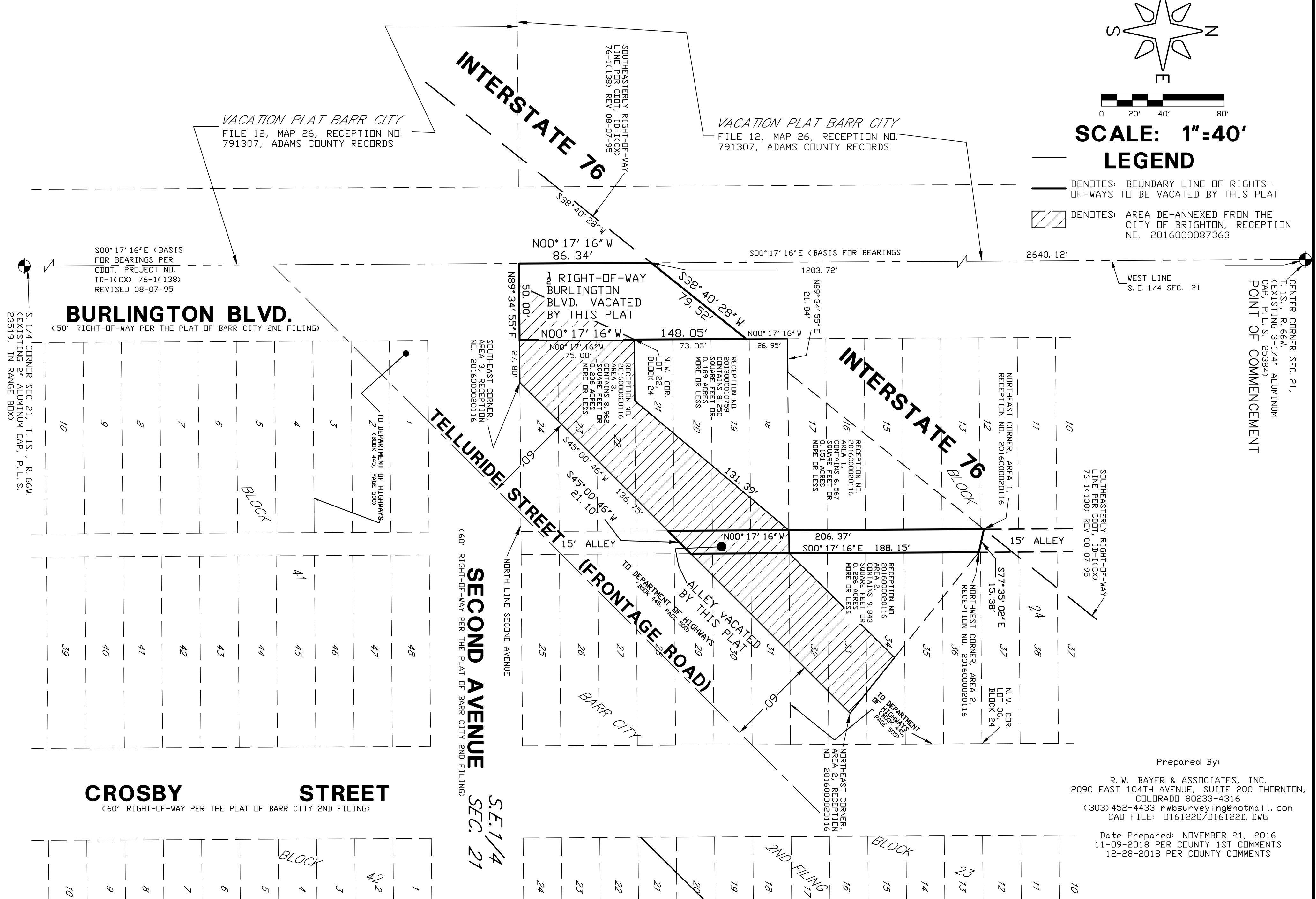
R. W. BAYER & ASSOCIATES, INC.  
2090 EAST 104TH AVENUE, SUITE 200  
THORNTON, COLORADO 80233-4316  
(303) 452-4433 [rwbsurveying@hotmail.com](mailto:rwbsurveying@hotmail.com)  
CAD FILE: D16122C/D16122C.DWG

Date Prepared: NOVEMBER 21, 2016  
11-09-2018 PER COUNTY 1ST COMMENTS  
12-28-2018 PER COUNTY COMMENTS

A VACATION A PORTION OF BURLINGTON BOULEVARD AND A PORTION OF ALLEY WITHIN BLOCK 24, AND A REPLAT OF PORTIONS OF LOTS 12-24 AND LOTS 29-36, BLOCK 24, BARR CITY 2ND FILING, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

## VACATED RIGHT-OF-WAYS, ACQUIRED PARCELS AND DE-ANNEXATION

 DENOTES: BOUNDARY LINE OF RIGHTS-OF-WAYS TO BE VACATED BY THIS PLAT  
 DENOTES: AREA DE-ANNEXED FROM THE CITY OF BRIGHTON, RECEPTION NO. 2016000087363



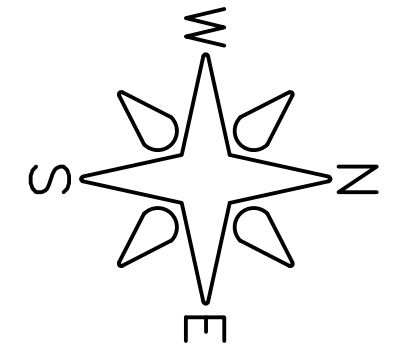
# BARR CITY 2ND FILING AMENDMENT NO. 1

A VACATION A PORTION OF BURLINGTON BOULEVARD AND A PORTION OF ALLEY WITHIN BLOCK 24, AND A REPLAT OF PORTIONS OF LOTS 12-24 AND LOTS 29-36, BLOCK 24, BARR CITY 2ND FILING, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 3 OF 3

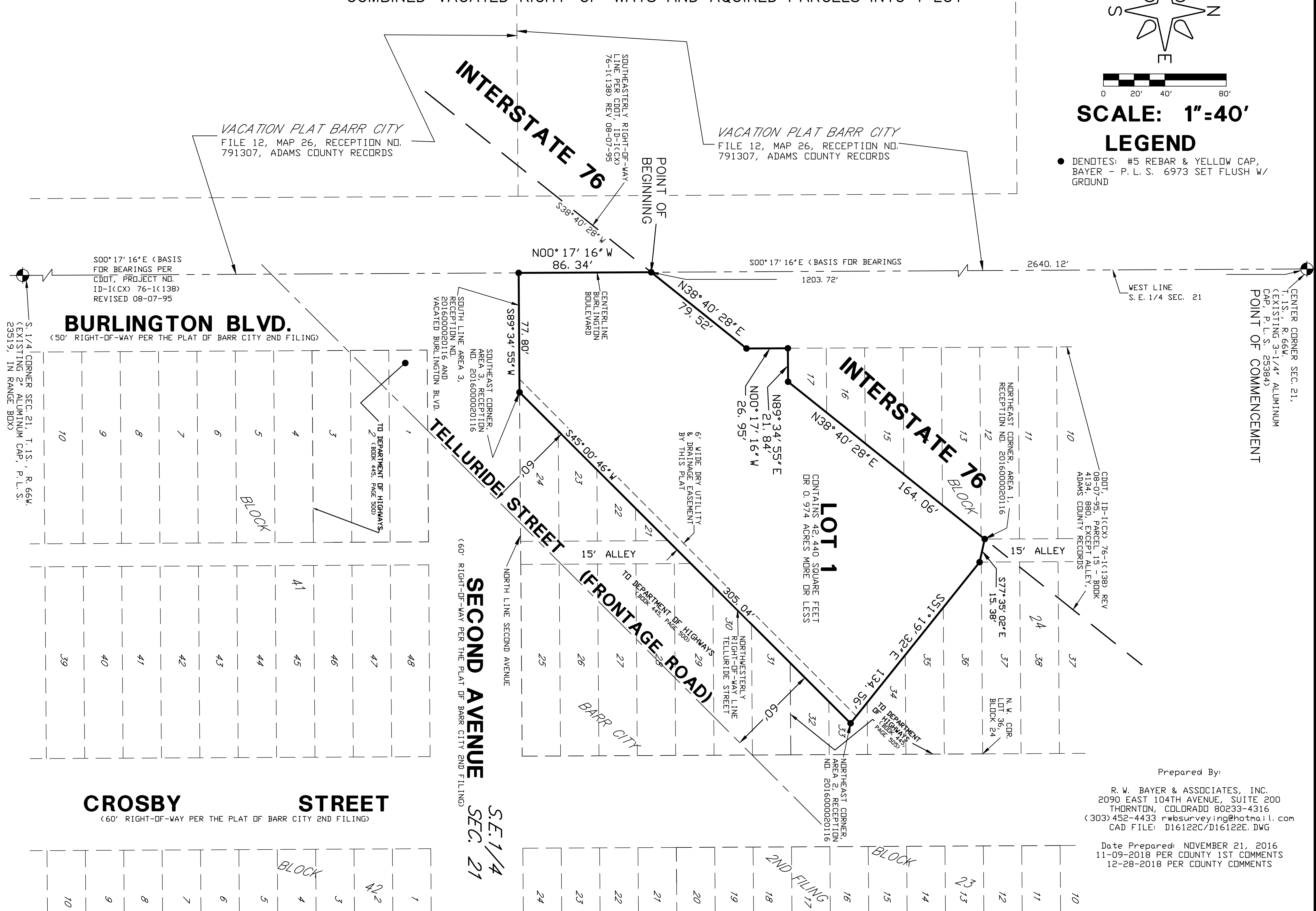
COMBINED VACATED RIGHT-OF-WAYS AND AQUIRED PARCELS INTO 1 LOT

CASE NO.: PLT2018-00032

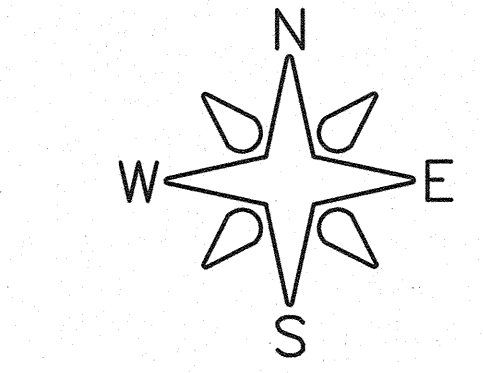
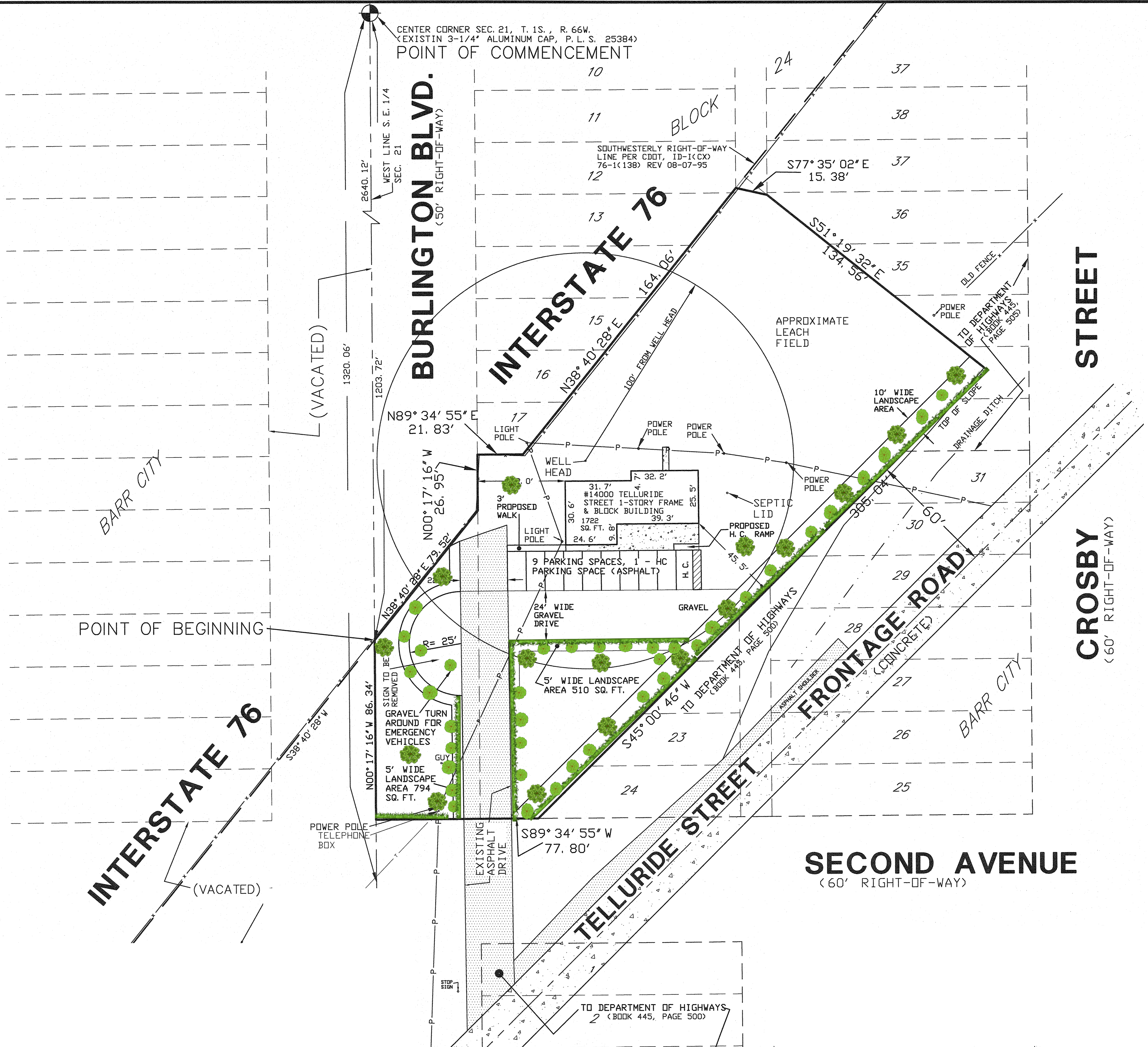


**SCALE: 1"=40'**  
**LEGEND**

- DENOTES: #5 REBAR & YELLOW CAP, BAYER - P. L. S. 6973 SET FLUSH W/ GROUND







SCALE: 1"=30'

LEGEND

- Landscape trees
- Landscape shrubs
- Landscape grasses
- DENOTES: FOUND NAIL & BRASS TAG
- DENOTES: FOUND HOLE IN CONCRETE
- DENOTES: FENCE LINE
- DENOTES: CONCRETE
- DENOTES: OVERHEAD POWER LINE
- DENOTES: BURIED GAS LINE

PROPOSED LEGAL DESCRIPTION:

THAT OF PARCELS OF LAND AS DESCRIBED IN RECEPTION NO.'S 2013000010759 AND 2016000020116, ADAMS COUNTY RECORDS AND THE VACATED PORTIONS OF BRIGHTON BOULEVARD AND THE ALLEY IN BLOCK 24, BARR CITY 2ND FILING, ALL IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, TOGETHER BEING DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21; THENCE SOUTH 00°17'16" EAST ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 1,203.72 FEET TO THE SOUTHEASTLY RIGHT-OF-WAY LINE OF INTERSTATE 76 AS SHOWN ON THE COLORADO DEPARTMENT OF HIGHWAYS, HIGHWAY MAPPING FOR PROJECT ID-1(CX) 76-1(138) REV 08-07-95, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHEASTLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: THENCE 1) NORTH 38°40'28" EAST A DISTANCE OF 79.52 FEET; THENCE 2) NORTH 00°17'16" WEST A DISTANCE OF 26.95 FEET; THENCE 3) NORTH 89°34'55" EAST A DISTANCE OF 21.84 FEET; THENCE 4) NORTH 38°40'28" EAST A DISTANCE OF 164.06 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN AREA 1, RECEPTION NO. 20016000020116, ADAMS COUNTY RECORDS; THENCE SOUTH 77°35'02" EAST A DISTANCE OF 15.38 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN AREA 2, RECEPTION NO. 20016000020116, ADAMS COUNTY RECORDS; THENCE SOUTH 51°19'32" EAST A DISTANCE OF 134.56 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN AREA 2, RECEPTION NO. 20016000020116, ADAMS COUNTY RECORDS; THENCE SOUTH 45°00'46" WEST ALONG THE NORTHWESTLY RIGHT-OF-WAY LINE OF TELLURIDE STREET (FRONTAGE ROAD), A DISTANCE OF 305.04 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN AREA 3, RECEPTION NO. 20016000020116, ADAMS COUNTY RECORDS; THENCE SOUTH 89°34'55" WEST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND IN AREA 3 AND ALONG THE NORTH LINE OF SECOND AVENUE, A DISTANCE OF 77.80 FEET TO THE CENTERLINE OF SAID BURLINGTON BOULEVARD NOW VACATED BY THIS PLAT; THENCE NORTH 00°17'16" WEST ALONG SAID CENTERLINE, A DISTANCE OF 86.34 FEET TO THE POINT OF BEGINNING. CONTAINS 42,441 SQUARE FEET OR 0.974 ACRES MORE OR LESS.

BASIS FOR BEARINGS:

THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (THE S.1/4 CORNER IS A 2" ALUMINUM CAP P.L.S. 23519, IN A RANGE BOX AND THE CENTER IS 3-1/4" ALUMINUM CAP, P.L.S. 25384) OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEARS SOUTH 00°17'16" EAST, TAKEN FROM THE COLORADO DEPARTMENT OF HIGHWAYS, HIGHWAY MAPPING FOR PROJECT NO. ID-1(CX) 76-1(138) REVISED 08-07-95.

NOTE: THE SITE SHOWN HEREON IS SHOWN AS ONE PARCEL AS THOUGH THE PROPOSED SUBDIVISION PLAT HAD BEEN APPROVED AND RECORDED.

PROPOSED ADDITIONS: (FOR 30 SEAT CAPACITY, 1 PARKING SPACE FOR 3 SEATS)

9 PARKING SPACES 9'x19'	=	1539 SQ. FT. (ASPHALT)
1 HANDICAP PARKING SPACE 13'x19'	=	247 SQ. FT. (ASPHALT)
1 HANDICAP RAMP 3'x12'	=	36 SQ. FT. (ASPHALT)
28.1'X3' WIDE WALK EXTENSION	=	85 SQ. FT. (CONCRETE)
TOTAL	=	1907 SQ. FT.

MINOR GRADING OF PARKING AREAS AND GRAVEL DRIVE TO FLOW AWAY FROM EXISTING STRUCTURE

RIGHT OF WAY LANDSCAPING WILL INCLUDE AT LEAST 50% LIVING GROUND COVER. A MINIMUM OF 1 SHADE TREE AND 2 SHRUBS PER 1000 S.F. OF RIGHT OF WAY LANDSCAPE AREA WILL BE PROVIDED. AUTOMATIC SPRINKLERS WILL BE PROVIDED IN THESE AREAS. AN ESTIMATED 16 TREES AND 38 SHRUBS WILL BE PLANTED AND MAINTAINED.

TOTAL ADDITIONAL LANDSCAPE AREA = 4,403 SQ. FT.

PROPERTY IS CURRENTLY ZONED: C-2

R.W. BAYER & ASSOCIATES, INC.  
2090 EAST 104TH AVENUE, SUITE 200  
THORNTON, COLORADO 80233-4316  
(303) 452-4433 rwbsurveying@hotmail.com

CAD FILE: D16122F/D16122F.DWG (D16122.dwg) REVISIONS: 08-04-2017  
BREAKDOWN OF PROPOSED ADDITIONS / 01-11-2018 PER CLIENT /  
REVISED PER ADCO COMMENTS 02/07/2019 LSGARD

CONCEPTUAL SITE PLAN FOR BARR CITY 2ND FLG #1 MINOR SUBDIVISION  
PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

SCALE: 1"=30'	DATE: AUGUST 6, 2018	DRW BY: G.A.B.	CKD BY: R.B.	PROJ. NO: 2016-122F
BOOK: 676	PAGE: 1	FILE NO: 21-1S.66-33L	SHEET: 1 OF 1	



# BARR CITY 2ND FILING

A VACATION A PORTION OF BURLINGTON BOULEVARD AND A PORTION OF ALLEY WITHIN BLOCK 24, AND A REPLAT OF PORTIONS OF LOTS 12-24 AND LOTS 29-36, BLOCK 24, BARR CITY 2ND FILING, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT2018

SHEET 2 OF 3

VACATED RIGHT-OF-WAYS, ACQUIRED PARCELS AND DE-ANNEXATION



SCALE: 1" = 40'

LEGEND

--- DENOTES: BOUNDARY LINE OF WAYS TO BE VACATED

--- DENOTES: AREA DE-ANNEXED TO CITY OF BRIGHTON, CO. 2016000015

--- DENOTES: WEST LINE, S.E. 1/4 SEC. 21

VACATION PLAT BARR CITY  
FILE 12, MAP 28, RECEPTION NO. 79 1307, ADAMS COUNTY RECORDS

VACATION PLAT BARR CITY  
FILE 12, MAP 28, RECEPTION NO. 79 1307, ADAMS COUNTY RECORDS

500° 17' 16" E (BASIS FOR BEARINGS PER CDOT, PROJECT NO. 10-1(C) 76-1(138) REVISED 08-07-95)

BURLINGTON BLVD.

(50' RIGHT-OF-WAY FOR THE PLAT OF BARR CITY 2ND FILING)

TELLURIDE STREET

SECOND AVENUE

INTERSTATE 76

CROSBY

STREET

(50' RIGHT-OF-WAY FOR THE PLAT OF BARR CITY 2ND FILING)

SEC. 21

Prepared By:  
R.W. BAYER & ASSOC.  
2690 EAST 104TH AVENUE,  
COLORADO 80121  
(303) 452-4433  
bayer@bayer.com  
CADD FILE: 0161220

Date Prepared: 08/11/2018

**From:** [Liz Vasquez](#)  
**To:** [Libby Tart-Schoenfelder](#)  
**Cc:** [Brigitte Grimm](#)  
**Subject:** PLT2018-00032 Barr City, 2nd Filing, Amendment No. 1 Minor Amendment Referral  
**Date:** Thursday, August 30, 2018 10:11:07 AM  
**Attachments:** [image001.png](#)

---

Good Morning Libby,

Case Name: Barr City 2nd Filing, Amendment No. 1  
Case Number: PLT2018-00032  
Parcel #: 0156921007004, 0156921405001, 0156921405002 and 0156921405003

The above mentioned parcels are paid in full, therefore, the Treasurer's Office has no negative input regarding this request.

Thank you,

Liz Vasquez  
Treasurer Cashier

Adams County Treasurer's Office  
4430 S. Adams County Pkwy., Suite C2436  
Brighton, CO 80601  
720.523.6788 | [www.adcotax.com](http://www.adcotax.com)  
Mon. – Fri. 7am-5pm

*NEW Satellite Office*  
11860 Pecos St.  
Westminster, CO 80234  
720.523.6160  
Tues. Wed. & Thurs. 7:30am-5pm



Adams County Mission  
To responsibly serve the Adams County Community with integrity and innovation.

**From:** [Loeffler - CDOT, Steven](#)  
**To:** [Libby Tart-Schoenfelder](#)  
**Subject:** PLT2018-00032, Barr City, 2nd Filing  
**Date:** Monday, September 10, 2018 9:42:56 AM  
**Attachments:** [Telluride Bar Comments 11-6-2017.pdf](#)

---

Libby,

I have reviewed the referral named above requesting a Minor Subdivision Plat to combine four parcels and vacated ROW to create a legal parcel located at 13888 Telluride Street and have the following comments:

- Previous comments, dated November 6, 2017, still apply (attached).
- According to the Conceptual Site Plan it appears that CDOT has property near Telluride Street. Any work in this area will require a permit from our office. Permits can be applied for online at the following link: <https://www.codot.gov/business/permits/utilityspecialuse/online-permit-application>
- We support the effort to define the property access to the existing asphalt drive at Burlington Blvd. by the use of landscaping. This will increase the safety of this area by eliminating the free frontage access that exists currently.

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](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

**From:** [Loeffler - CDOT, Steven](#)  
**To:** [Libby Tart-Schoenfelder](#)  
**Cc:** [Bradley Sheehan - CDOT](#)  
**Subject:** Re: Second Submission for PLT2018-00032 Barr City  
**Date:** Tuesday, March 05, 2019 9:00:33 AM

---

Libby,

Our previous comments dated November 6, 2017 and listed in this referral have been acknowledged. Those previous comments still apply. No additional comments at this time.

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](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

On Mon, Mar 4, 2019 at 6:32 PM Libby Tart-Schoenfelder <[LTart-Schoenfelder@adcogov.org](mailto:LTart-Schoenfelder@adcogov.org)> wrote:

Hello all – Attached is the second submission for the Barr City 2<sup>nd</sup> Filing Minor Subdivision Plat application. If you can send back comments on or before Wednesday, March 13<sup>th</sup>, I would be ever-so-grateful.

Many thanks!

Libby



**Libby Tart, AICP**

Planner III, Community & Economic Development

4430 S. Adams County Pkwy, 1<sup>st</sup> Floor, STE W2000A

Brighton, CO 80601-8213

Main: 720.523.6858 | [ltart-schoenfelder@adcogov.org](mailto:ltart-schoenfelder@adcogov.org) | [adcogov.org](http://adcogov.org)





STATE OF  
COLORADO

Loeffler - CDOT, Steven <[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us)>

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## PRC2017-00008, Telluride Bar & Grill Rezoning

1 message

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**Loeffler - CDOT, Steven** <[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us)>  
To: Libbie Adams <[ladams@adcogov.org](mailto:ladams@adcogov.org)>

Mon, Nov 6, 2017 at 2:37 PM

Libbie,

I have reviewed the referral named above for a request to rezone and request for a comp plan amendment for property located at 140000 Telluride Street and have the following comments:

- If any work is proposed to take place in the Interstate 76 Right-of-Way, a permit from CDOT will be required. Contact for that permit is Robert Williams who can be reached at [Robert.Williams@state.co.us](mailto:Robert.Williams@state.co.us) or 303-916-3542
- Any signing on this property that will be visible to Interstate 76 must be on-premise in nature and only advertise goods and/or services that are available on that property and must comply with any other applicable rules governing outdoor advertising in Colorado per **2CCR 601-3**
- If grading will be done or any work that will change drainage, CDOT will want to review the drainage report to insure that there is no negative impact to Interstate 76 Right-of-Way.

Thank you for the opportunity to review this referral.

**Steve Loeffler**

Permits Unit



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

**From:** [Jill Carlson](#)  
**To:** [Libby Tart-Schoenfelder](#)  
**Subject:** CGS review: Barr City 2nd Filing, Amendment No. 1 (PLT2018-00032)  
**Date:** Wednesday, September 05, 2018 8:40:33 PM  
**Attachments:** [AD-19-0006\\_1 Barr City 2nd Filing Amd 1 Minor Amendment PLT2018-00032.pdf](#)

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Hi Libby,

Colorado Geological Survey's review of the Barr City 2nd Filing, Amendment No. 1 referral (PLT2018-00032) is attached. No concerns noted. Please call or email if you have questions or need further review.

Thanks,  
Jill

---

Engineering geologist  
Land Use Review Program  
[Colorado Geological Survey](#)  
1801 19<sup>th</sup> Street ([map](#))  
Golden, CO 80401  
[carlson@mines.edu](mailto:carlson@mines.edu)  
303-384-2643

# COLORADO GEOLOGICAL SURVEY

1801 19th Street  
Golden, Colorado 80401



September 5, 2018

Karen Berry  
State Geologist

Libby Tart-Schoenfelder, AICP  
Adams County Community & Economic Development  
4430 S. Adams County Parkway, Suite W2000A  
Brighton, CO 80601

**Location:**  
SE¼ Section 21,  
T1S, R66W, 6<sup>th</sup> P.M.  
39.9473, -104.7799

**Subject: Barr City, 2<sup>nd</sup> Filing, Amendment No. 1 (Telluride Bar & Grill)**  
**Case No. PLT2018-00032; Adams County, CO; CGS Unique No. AD-19-0006**

Dear Ms. Tart-Schoenfelder:

Colorado Geological Survey has reviewed the Barr City, 2<sup>nd</sup> Filing, Amendment No. 1 referral. I understand the applicant proposes a minor subdivision plat to combine four parcels and a vacated right-of-way, creating a legal parcel of 0.975 acre.

The site is located in an "Area of Minimal Flood Hazard," is not undermined, and does not contain, nor is it exposed to, any geologic hazards that would preclude the proposed commercial (Telluride Bar & Grill) use. The proposed plat represents a reduction in density. CGS therefore has no objection to approval.

**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 Publication 5-B, 1974), the subject property is not mapped as containing a sand, gravel, or aggregate resource.

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](mailto:carlson@mines.edu).

Sincerely,

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

Jill Carlson, C.E.G.  
Engineering Geologist



**COLORADO**  
Division of Water Resources  
Department of Natural Resources

John W. Hickenlooper  
Governor

Robert Randall  
Executive Director

Kevin G. Rein, P.E.  
Director/State Engineer

September 4, 2018

Libby Tart-Schoenfelder  
Adams County Community and Economic Development Department  
Transmitted via email:  
[Ltart-schoenfelder@adcogov.org](mailto:Ltart-schoenfelder@adcogov.org)

RE: Barr City 2<sup>nd</sup> Filing, Amendment No. 1  
Project Number: PLT2018-00032  
Portion of the NW ¼ of the SE ¼, Section 21, T1S, R66W, 6<sup>th</sup> P.M.  
Water Division 1, Water District 2

Dear Ms. Tart-Schoenfelder,

We have reviewed the information received by this office on August 28, 2018 regarding the above referenced referral. The Applicant is requesting a minor subdivision plat to combine four parcels and a vacated right-of-way to create a legal parcel of 0.975 acres in size.

Water Supply Demand

A Water Supply Information Summary Sheet was not submitted; therefore, the water supply demand for this minor subdivision is unknown.

Source of Water Supply

The proposed water supply is an existing well with permit no. 11133-F.

Well permit no. 11133-F was issued on August 12, 1966 for commercial use. The maximum allowed pumping rate of the well is 19 gallons per minute and the maximum annual withdrawal is 30 acre-feet. It appears the well withdraws water from the not nontributary Upper Arapahoe aquifer. This well satisfies the requirements of section 37-90-137(5), C.R.S. and can therefore operate under the current statutes and rules without a court approved augmentation plan. Since the well is not currently in the Applicant's name we recommend the Applicant submits a Change of Ownership Form (GWS-11) available for download at the Division of Water Resources website at: [www.water.state.co.us](http://www.water.state.co.us).

State Engineer's Office Opinion

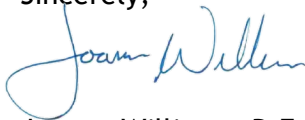
Pursuant to Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan the applicant must specify the water demand for this minor subdivision.





Should you or the applicant have any questions, please contact Ailis Thyne at (303) 866-3581 x8216.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joanna Williams". The signature is fluid and cursive, with the first name "Joanna" and last name "Williams" clearly distinguishable.

Joanna Williams, P.E.  
Water Resource Engineer

Ec: Well Permit No. 11133-F



**COLORADO**  
Division of Water Resources  
Department of Natural Resources

March 12, 2019

Libby Tart-Schoenfelder  
Adams County Community and Economic Development Department  
Transmitted via email:  
[Ltart-schoenfelder@adcogov.org](mailto:Ltart-schoenfelder@adcogov.org)

RE: Barr City 2<sup>nd</sup> Filing, Amendment No. 1  
Project Number: PLT2018-00032  
Portion of the NW ¼ of the SE ¼, Section 21, T1S, R66W, 6<sup>th</sup> P.M.  
Water Division 1, Water District 2

Dear Ms. Tart-Schoenfelder,

We have reviewed the information received by this office on March 4, 2019 regarding the above referenced referral. The Applicant is requesting a minor subdivision plat to combine four parcels and a vacated right-of-way to create a legal parcel of 0.975 acres in size.

Water Supply Demand

Based on Water Supply Information Summary Sheet submitted the estimated water demand is 1.07 acre-feet per year to be used for commercial (0.85 acre-feet per year) and irrigation of 0.1 acres (0.22 acre-feet per year).

Source of Water Supply

The proposed water supply is an existing well with permit no. 11133-F.

Well permit no. 11133-F was issued on August 12, 1966 for commercial use. The maximum allowed pumping rate of the well is 19 gallons per minute and the maximum annual withdrawal is 30 acre-feet. It appears the well withdraws water from the not nontributary Upper Arapahoe aquifer. This well satisfies the requirements of section 37-90-137(5), C.R.S. and can therefore operate under the current statutes and rules without a court approved augmentation plan. Should the applicant wish to use the well for irrigation of landscaping, the applicant would need to obtain a well permit that allows for such use or prove landscape irrigation was a use that was contemplated and historically occurred under the commercial use allowed by the well permit. Since the well is not currently in the Applicant's name we recommend the Applicant submits a Change of Ownership Form (GWS-11) available for download at the Division of Water Resources website at: [www.water.state.co.us](http://www.water.state.co.us).

State Engineer's Office Opinion

Pursuant to Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review of the applicant should re-permit the well to allow for landscape irrigation or provide proof the well was historically used for landscape irrigation as part of the contemplated commercial use.



Should you or the applicant have any questions, please contact Ailis Thyne at (303) 866-3581 x8216.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joanna Williams". The signature is fluid and cursive, with the first name "Joanna" written in a larger, more prominent script than the last name "Williams".

Joanna Williams, P.E.  
Water Resource Engineer

Ec: Well Permit No. 11133-F



September 6, 2018

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

RE: Barr City 2<sup>nd</sup> Filing, Amendment No. 1 (Telluride Bar and Grill), PLT2018-00032  
TCHD Case No. 5152

Dear Ms. Tart-Schoenfelder,

Thank you for the opportunity to review and comment on the Minor Subdivision Plat to combine four parcels and vacated right-of-way to create one parcel, and change the address of the existing restaurant from 14000 Telluride Street to 13888 Telluride Street. Tri-County Health Department (TCHD) staff previously reviewed the application for the rezone and comprehensive plan amendment and, in a letter dated November 21, 2017 responded with the comments included below. TCHD has no further comments.

**On-Site Wastewater Treatment System (OWTS) – Use Permit**

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. According to TCHD records, a new OWTS for a retail food establishment was installed under permit, in May, 2013.

Tri-County Health Department Regulation Number O-17, Section 4.2 requires a Use Permit be obtained when a property is sold. The application did not indicate whether the property is for sale, has recently been sold, or if the property owner will be the operator of the retail food establishment. If the property is for sale or has been sold, the applicant shall contact the TCHD Commerce City Office, 4201 E 72<sup>nd</sup> Avenue, (303) 288-6816. More information is available at <http://www.tchd.org/269/Septic-Systems> under the Use Permit tab.

To obtain a Use Permit, the OWTS will need to be inspected by a National Association of Wastewater Technicians (NAWT) Certified Use Permit Inspector. A list of Certified Inspectors is available here <http://www.nawt.org/search.html>. If it is determined by the inspector that the system has deficiencies that require repair, these repairs must be completed prior to TCHD issuing a Use Permit.

**Public Water System for Retail Food Establishment**

Systems serving 25 or more persons on average, a minimum of 60 days per year are subject to regulation by the Colorado Department of Public Health and Environment

(CDPHE) as a non-community drinking water system. The applicant shall contact the CDPHE Drinking Water Section at (303) 692-3500 or <https://www.colorado.gov/pacific/cdphe/drinking-water> to determine requirements for the drinking water system.

### **Food Service Plan Review**

TCHD reviews plans for new and remodeled retail food establishments to reduce the risk of food borne illnesses. Plans for all new and remodeled retail food establishments must be reviewed by TCHD for compliance with Colorado Retail Food Establishment Rules and Regulations and approved by the Department before the start of construction. If a remodel of the facility is planned, then the applicant shall submit plans for the proposed changes to our Administration Office at 6162 S Willow Drive, Suite 100, Greenwood Village, along with the Plan Review Specification Packet found at <http://www.tchd.org/DocumentCenter/View/2094>. More information can be found at <http://www.tchd.org/246/Restaurants-Grocery>. We recommend a review of the plans by TCHD be completed before the County issues a building permit for the construction.

The applicant may call TCHD's Plan Review Hotline, at our Administrative Office at (303) 846-6230, regarding requirements for, and scheduling a plan review. Instructions for opening a retail food establishment can be found on line at TCHD's web site at <http://www.tchd.org/DocumentCenter/View/315>.

If no changes to the equipment or finishes are proposed, then the applicant shall contact the TCHD Commerce City office, 4201 E 72<sup>nd</sup> Avenue, (303) 288-6816, and request a Change of Ownership Inspection.

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

Sincerely,



Kathy Boyer, REHS  
Environmental Health Specialist III

cc: Sheila Lynch, Monte Deatrich, Jeff McCarron, TCHD

**From:** [Marisa Dale](#)  
**To:** [Libby Tart-Schoenfelder](#)  
**Subject:** RE: PLT2018-00032 Barr City, 2nd Filing, Amendment No. 1 Minor Amendment Referral  
**Date:** Friday, September 07, 2018 4:40:30 PM

---

Hi Libby,

Thank you for inviting United Power, Inc. to review and comment on this referral.

United Power, Inc. has no objection.

Best,  
Marisa

Marisa Dale, RWA | [System Design - Right of Way](#)  
500 Cooperative Way, Brighton, CO 80603 | O 303.637.1387  
Schedule: Tuesday-Friday 7:00-5:30

Powering Lives, Powering Change, Powering the Future – The Cooperative Way



---

**From:** Libby Tart-Schoenfelder [mailto:[LTart-Schoenfelder@adcogov.org](mailto:LTart-Schoenfelder@adcogov.org)]  
**Sent:** Wednesday, August 29, 2018 1:10 PM  
**To:** Justin Blair; Brigitte Grimm; [cgutierrez@brightonfire.com](mailto:cgutierrez@brightonfire.com); [kmonti@sd27j.org](mailto:kmonti@sd27j.org); [brandyn.wiedrich@centurylink.com](mailto:brandyn.wiedrich@centurylink.com); [jbradford@brightonco.gov](mailto:jbradford@brightonco.gov); [eburke@brightonco.gov](mailto:eburke@brightonco.gov); Eric Guenther; [joanna.williams@state.co.us](mailto:joanna.williams@state.co.us); Steven Loeffler; [serena.ocksund@state.co.us](mailto:serena.ocksund@state.co.us); [eliza.hunholz@state.co.us](mailto:eliza.hunholz@state.co.us); [CGS\\_LUR@mines.edu](mailto:CGS_LUR@mines.edu); [thomas\\_lowe@cable.comcast.com](mailto:thomas_lowe@cable.comcast.com); Christine Fitch; [csimmonds@mwr.dst.co.us](mailto:csimmonds@mwr.dst.co.us); Joaquin Flores; Nathan Mosley; [chris.quinn@rtd-denver.com](mailto:chris.quinn@rtd-denver.com); Nikki Blair; Amanda Overton; Michael Kaiser; [snielson@adcogov.org](mailto:snielson@adcogov.org); [tfuller@adcogov.org](mailto:tfuller@adcogov.org); Scott Miller; Marisa Dale; [mary.c.dobyns@usps.gov](mailto:mary.c.dobyns@usps.gov); George, Donna L; Mark Moskowitz; [landuse@tchd.org](mailto:landuse@tchd.org)  
**Subject:** PLT2018-00032 Barr City, 2nd Filing, Amendment No. 1 Minor Amendment Referral

**CAUTION: This email originated from outside of United Power. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

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Hello – Please see the attached request for comments on the Barr City, 2<sup>nd</sup> Filing, Amendment No. 1 (Telluride Bar & Grill) case. **Comments are due by Friday, September 7, 2018.**

Thanks so much!

Sincerely,  
Libby

**Libby Tart-Schoenfelder, AICP**

Planner III, Community & Economic Development  
4430 S. Adams County Pkwy, 1<sup>st</sup> Floor, STE W2000A  
Brighton, CO 80601-8213



Main: 720.523.6858 | [Ltart-schoenfelder@adcogov.org](mailto:Ltart-schoenfelder@adcogov.org) | [adcogov.org](http://adcogov.org)

## **Disclaimer**

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**Commenting Division: Xcel Energy**

**Name of Review:** Donna George

**Email:** [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the minor subdivision for **Barr City F2 A1** and has **no apparent conflict** with the proposed vacation of the rights-of-way.

PSCo requests a 6-foot wide utility easement abutting the Telluride Street right-of-way for natural gas facilities.

The property owner/developer/contractor must complete the **application process** for any new natural gas or electric service 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.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Please contact me at donna.l.george@xcelenergy.com or 303-571-3306 if there are any questions with this referral response.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado

## Exhibit 5: Neighborhood Comments

1. None.



## Request for Comments

Case Name: Barr City 2<sup>nd</sup> Filing, Amendment No. 1  
Case Number: PLT2018-00032

August 29, 2018

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

- 1) Request for a Minor Subdivision Plat to combine four parcels and vacated right-of-way to create a legal parcel. The proposed parcel is 0.975 acres. The zoning is C-2.**

The Assessor's Parcel Numbers are **#0156921007004, 0156921405001, 0156921405002, 0156921405003**

Applicant Information: Lisa Gard  
2020 Riverview Drive  
Berthoud, CO 80513

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) 523-6858 by **September 10, 2018** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [Ltart-schoenfelder@adcogov.org](mailto:Ltart-schoenfelder@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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Libby Tart-Schoenfelder, AICP  
Case Manager



## Public Hearing Notification

Case Name: Barr City 2<sup>nd</sup> Filing, Amendment No. 1 (Telluride Bar & Grill)  
Case Number: PLT2018-00032  
Planning Commission Hearing Date: September 12, 2019 at 6:00 p.m.  
Board of County Commissioners Date: October 1, 2019 at 9:30 a.m.

August 27, 2019

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

- 1) Request for a Minor Subdivision Plat to combine four parcels and vacated right-of-way to create a legal parcel. The proposed parcel is 0.975 acres. The zoning is C-2.**

The Assessor's Parcel Numbers are #0156921007004, 0156921405001, 0156921405002, 0156921405003

Applicant Information: **Lisa Gard**  
**2020 Riverview Drive**  
**Berthoud, CO 80513**

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

Thank you for your review of this case.

Libby Tart, AICP  
Senior Long Range Planner

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



## Public Hearing Notification

Case Name: Barr City 2<sup>nd</sup> Filing, Amendment No. 1 (Telluride Bar & Grill)  
Case Number: PLT2018-00032  
Board of County Commissioners Continuation Date: **October 8, 2019 at 9:30 a.m.**

September 19, 2019

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

- 1) Request for a Right-of-Way Vacation for a portion of the right-of-way and alley adjacent to the Barr City 2<sup>nd</sup> Filing, Amendment No. 1 application. The proposed parcel is 0.975 acres. The zoning is C-2. See attached plat exhibit for locates.**

The Assessor's Parcel Numbers are **#0156921007004, 0156921405001, 0156921405002, 0156921405003**

Applicant Information: **Lisa Gard  
2020 Riverview Drive  
Berthoud, CO 80513**

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

Thank you for your review of this case.

Libby Tart, AICP  
Senior Long Range Planner



To: Bobi Lopez  
Dept: Brighton Blade/Commerce City Express  
Email: [blopez@metrowestnewspapers.com](mailto:blopez@metrowestnewspapers.com)  
Fax: 303-637-7955  
From: OneStop/E-Permit Center  
Date: August 27, 2019

#### NOTICE OF PUBLIC HEARING FOR LAND USE

NOTICE IS HEREBY GIVEN, that an application has been filed by, LISA GARD, Case # PLT2018-00032, requesting: a Minor Subdivision Plat to combine four parcels and vacated right-of-way to create a legal parcel. The proposed parcel is 0.975 acres. The zoning is C-2 on the following property:

#### LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT THE ANTHONY DAM TRUST, BEING THE OWNER OF PARCELS OF LAND AS DESCRIBED IN RECEPTION NO.'S 2013000010759 AND 2016000020116, ADAMS COUNTY RECORDS AND THE VACATED PORTIONS OF BURLINGTON BOULEVARD AND THE ALLEY IN BLOCK 24, BARR CITY 2ND FILING, ALL IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, TOGETHER BEING DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21; THENCE SOUTH 00°17'16" EAST ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 1,203.72 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 76 AS SHOWN ON THE COLORADO DEPARTMENT OF HIGHWAYS, HIGHWAY MAPPING FOR PROJECT ID-I(CX) 76-1(138) REV 08-07-95, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

THENCE 1) NORTH 38°40'28" EAST A DISTANCE OF 79.52 FEET; THENCE 2) NORTH 00°17'16" WEST A DISTANCE OF 26.95 FEET; THENCE 3) NORTH 89°34'55" EAST A DISTANCE OF 21.84 FEET; THENCE 4) NORTH 38°40'28" EAST A DISTANCE OF 164.06 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN AREA 1, RECEPTION NO. 20016000020116, ADAMS COUNTY RECORDS; THENCE SOUTH 77°35'02" EAST A DISTANCE OF 15.38 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN AREA 2, RECEPTION NO. 20016000020116, ADAMS COUNTY RECORDS; THENCE SOUTH 51°19'32" EAST A DISTANCE OF 134.56 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN AREA 2, RECEPTION NO. 20016000020116, ADAMS COUNTY RECORDS; THENCE SOUTH 45°00'46" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TELLURIDE STREET (FRONTAGE ROAD), A DISTANCE OF 305.04 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN AREA 3, RECEPTION NO. 20016000020116, ADAMS COUNTY RECORDS; THENCE SOUTH 89°34'55" WEST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND IN AREA 3 AND ALONG THE NORTH LINE OF SECOND AVENUE, A DISTANCE OF 77.80 FEET TO THE CENTERLINE OF SAID BURLINGTON BOULEVARD NOW VACATED BY THIS PLAT; THENCE NORTH 00°17'16" WEST ALONG SAID CENTERLINE, A DISTANCE OF 86.34 FEET TO THE POINT OF BEGINNING. CONTAINS 42,441 SQUARE FEET OR 0.974 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AND A DRY UTILITY EASEMENT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BARR CITY 2ND FILING AMENDMENT NO. 1

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

APPROXIMATE LOCATION: 14000 Telluride Street

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the 12<sup>th</sup> day of September, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

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

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

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS  
JOSH ZYGIELBAUM, CLERK OF THE BOARD

TO BE PUBLISHED IN THE SEPTEMBER 4, 2019, ISSUE OF THE Brighton Blade/Commerce City Express

Please reply to this message by email to confirm receipt or call OneStop/E-Permit Center at 720.523.6800.



Referral Listing  
Case Number PLT2018-00032  
BARR CITY 2ND FILING, AMENDMENT #1 MINOR  
SUBDIVISION (TELLURIDE BAR & GRILL)

Agency	Contact Information
Adams County	Planning Addressing PLN 720.523.6800
Adams County Construction Inspection	PWCI . PWCI 720-523-6878
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Treasurer: Send email	Adams County Treasurer bgrimm@adcogov.org 720.523.6376
BRIGHTON FIRE DISTRICT	Carla Gutierrez 500 South 4th Avenue 3rd Floor BRIGHTON CO 80601 (303) 659-4101 mailto:cgutierrez@brightonfire.com
BRIGHTON SCHOOL DISTRICT 27J	Kerrie Monti 1850 EGBERT STREET SUITE 140, BOX 6 BRIGHTON CO 80601 303-655-2984 kmonti@sd27j.org
Century Link, Inc	Brandyn Wiedrich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
CITY OF BRIGHTON - Planning	Jason Bradford 500 S 4th Ave BRIGHTON CO 80601 303-655-2024 jbradford@brightonco.gov
CITY OF BRIGHTON - WATER & SANATATION DEPT.	ED BURKE 500 S. 4th Ave, 4th Floor BRIGHTON CO 80601 303-655-2084 eburke@brightonco.gov

Agency	Contact Information
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
COLO DIV OF WATER RESOURCES	Joanna Williams OFFICE OF STATE ENGINEER 1313 SHERMAN ST., ROOM 818 DENVER CO 80203 303-866-3581 joanna.williams@state.co.us
COLORADO DEPT OF TRANSPORTATION	Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us
COLORADO DIVISION OF WILDLIFE	Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us
COLORADO GEOLOGICAL SURVEY	Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 CGS_LUR@mines.edu
Colorado Geological Survey: CGS_LUR@mines.edu	Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 CGS_LUR@mines.edu
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
COUNTY ATTORNEY- Email	Christine Fitch CFitch@adcogov.org 6352
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787
Engineering Division	Transportation Department PWE 6875

Agency	Contact Information
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
NS - Code Compliance	Joaquin Flores 720.523.6207 jflores@adcogov.org
Parks and Open Space Department	Nathan Mosley mpedrucci@adcogov.org aclark@adcogov.org (303) 637-8000 nmosley@adcogov.org
PRAIRIE CENTER METRO NO. #1	MCGEADY SISNEROS, P.C. 141 Union Boulevard, Suite 150 Lakewood CO 80228 303.592.4380
REGIONAL TRANSPORTATION DIST.	CHRIS QUINN 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 chris.quinn@rtd-denver.com
SHERIFF'S OFFICE: SO-HQ	MICHAEL McINTOSH nblair@adcogov.org; aoverton@adcogov.org; mkaiser@adcogov.org snielson@adcogov.org (303) 654-1850 aoverton@adcogov.org; mkaiser@adcogov.org; snielson@adcogov.org
Sheriff's Office: SO-SUB	SCOTT MILLER TFuller@adcogov.org, smiller@adcogov.org aoverton@adcogov.org; mkaiser@adcogov.org 720-322-1115 smiller@adcogov.org
United Power, Inc	Marisa Dale PO Box 929 500 Cooperative Way Brighton CO 80601 303-637-1387 720-334-5282 mdale@UnitedPower.com
UNITED STATES POST OFFICE	MARY C. DOBYNS 56691 E COLFAX AVENUE STRASBURG CO 80136-8115 303-622-9867 mary.c.dobyns@usps.gov
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

Initial Application  
Referral

BARR LAKE INVESTMENTS LLC  
9840 E POWERS AVE  
GREENWOOD VILLAGE CO 80111

SHAUFLER TERRY  
OR CURRENT RESIDENT  
13609 BURLINGTON BLVD  
BRIGHTON CO 80603-4407

COFFEY JOHN J  
13770 HIWAY 76  
BRIGHTON CO 80603

WALSH KEVIN A AND  
WALSH SONDR A J  
OR CURRENT RESIDENT  
18101 E 138TH AVE  
BRIGHTON CO 80603-4412

DAM ANTHONY TRUST THE  
12063 MONACO CT  
BRIGHTON CO 80602-4623

CURRENT RESIDENT  
13770 I 76  
BRIGHTON CO 80603-4001

HERRERA PEDRO  
HERRERA MARIA  
13920 HWY 76  
BRIGHTON CO 80603

CURRENT RESIDENT  
13790 BURLINGTON BLVD  
BRIGHTON CO 80603-4406

SIMON CARLENE L AND  
HERBERT ROBERTA E  
3515 IVANHOE ST  
DENVER CO 80207-1239

CURRENT RESIDENT  
14000 TELLURIDE ST  
BRIGHTON CO 80603-6801

THF PRAIRIE CENTER DEVELOPMENT LLC  
C/O THF REALTY INC  
211 N STADIUM BLVD STE 201  
COLUMBIA MO 65203-1161

FUSHIMI GLEN S AND  
FUSHIMI DEBORA D  
OR CURRENT RESIDENT  
13802 BURLINGTON BLVD  
BRIGHTON CO 80603

GOMEZ STAN AND GOMEZ KARI  
OR CURRENT RESIDENT  
13750 BURLINGTON BLVD  
BRIGHTON CO 80603

GOODWIN REX A AND  
RODRIGUEZ CAROLYN A  
OR CURRENT RESIDENT  
13741 BURLINGTON BLVD  
BRIGHTON CO 80603

ORDONEZ JESUS M  
OR CURRENT RESIDENT  
13690 BURLINGTON BLVD  
BRIGHTON CO 80601



ROW Vacation Notice  
Mailing Labels

COFFEY JOHN J  
13770 HIWAY 76  
BRIGHTON CO 80603

DAM ANTHONY TRUST THE  
12063 MONACO CT  
BRIGHTON CO 80602-4623

HERRERA PEDRO  
HERRERA MARIA  
13920 HWY 76  
BRIGHTON CO 80603

SIMON CARLENE L AND  
HERBERT ROBERTA E  
3515 IVANHOE ST  
DENVER CO 80207-1239

THF PRAIRIE CENTER DEVELOPMENT LLC  
C/O THF REALTY INC  
211 N STADIUM BLVD STE 201  
COLUMBIA MO 65203-1161

FUSHIMI GLEN S AND  
FUSHIMI DEBORA D  
OR CURRENT RESIDENT  
13802 BURLINGTON BLVD  
BRIGHTON CO 80603

GOODWIN REX A AND  
RODRIGUEZ CAROLYN A  
OR CURRENT RESIDENT  
13741 BURLINGTON BLVD  
BRIGHTON CO 80603

CURRENT RESIDENT  
13770 I 76  
BRIGHTON CO 80603-4001

CURRENT RESIDENT  
13790 BURLINGTON BLVD  
BRIGHTON CO 80603-4406

CURRENT RESIDENT  
14000 TELLURIDE ST  
BRIGHTON CO 80603-6801

# CERTIFICATE OF POSTING



I, Libby Tart, do hereby certify that I had the property posted at

14000 Telluride Street, Brighton, CO 80602

on August 30, 2019

in accordance with the requirements of the Adams County Zoning Regulations

*Libby Tart, AICP*  
\_\_\_\_\_  
Libby Tart