



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

**CASE NO.: PRC2018-00007
CASE NAME: RAGO ENTERPRISES**

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**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
STAFF REPORT**

Board of County Commissioners

January 21, 2020

CASE No.: PRC2018-00007	CASE NAME: Rago Enterprises
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Owner's Name:	Spur 10 Holdings, LP
Applicant's Name:	Spur 10 Holdings, LP
Applicant's Address:	5610 FM 2218 Road, Richmond, TX 77469
Location of Requests:	1551 Cargill Drive
Nature of Requests:	1) Final Plat for Minor Subdivision to create one lot (PLT2018-00040) 2) Subdivision Improvements Agreement (SIA2019-00021); 3) Rezone from Industrial-3 (I-3) to Industrial-1 (I-1) (RCU2018-00058); and 4) Conditional use permit to allow outdoor storage in excess of 100% of the building area (RCU2018-00059).
Current Zone District:	Industrial-3 (I-3)
Comprehensive Plan:	Industrial
Site Size:	1.3 acres
Proposed Uses:	Office with accessory outdoor storage exceeding 100% of the building area
Existing Use:	Outdoor Storage
Hearing Date(s):	PC: December 12, 2019 / 6:00 p.m. BOCC: January 21, 2020 /9:30 a.m.
Report Date:	December 26, 2019
Case Manager:	Greg Barnes 
Staff Recommendation:	APPROVAL with 27 Findings-of-Fact, 3 Conditions, and 3 notes

SUMMARY OF APPLICATION

Background

Spur 10 Holdings, LP, the property owner, is requesting a minor subdivision final plat, a rezoning from I-3 to I-1, and a conditional use permit to allow accessory outdoor storage in excess of 100% of the building area. The subdivision plat is accompanied by a request for a subdivision improvements agreement (SIA). The purpose of the project is to construct an office headquarters for Rago Enterprises, Inc., a structural concrete contractor. According to the applicant, the site will be used by office staff in support of regional Rago projects. In addition, the site will serve as a base yard to store and maintain equipment used by construction crews.

In June 2013, Spur 10 Holdings purchased the 1.34-acre property. In March 2017, the property owner applied for a building permit to construct the proposed office headquarters and associated outdoor storage on the I-3 zoned property. Upon staff review of the application, it was determined that the property was created in 2013 and had not been legally created through the County's subdivision process. Adams County staff met with the applicants in May 2017 to outline a path to legally develop the property, which included the subject application for subdivision platting. A subsequent rezoning application was required because the 1.3-acre property does not meet the minimum lot size of the existing I-3 zone district. Staff encouraged the applicant to pursue the I-1 zone district based on the lot dimensions and future land use designation on the property. In addition, a conditional use permit would be required for accessory outdoor storage in excess of 100% of the building area within the I-1 zone district. In April 2018, the applicant filed the subject applications.

Site Characteristics:

The property is located on approximately 1.3 acres of land. The site is bordered by Pecos Street to the west and Cargill Drive to the south. Although Pecos Street is located directly to the west, there is a substantial grade differential between the street and the subject property, as the Pecos Street overpass is elevated to cross over the nearby Union Pacific Railroad. Views into the subject property from Pecos Street are incredibly limited from the north and west, because of the grade-differential. The subject property does have some visibility from the south along Cargill Drive, as well as from the northbound lanes of Pecos Street. Currently, Rago Enterprises uses the site solely for outdoor storage, which is a permitted use in the I-3 zone district on up to 80% of the lot area.

Development Standards and Regulations Requirements:

Minor Subdivision Final Plat

The applicant has filed a final plat application for a minor subdivision on the property, pursuant to Section 2-02-18-03 of the County's Development Standards. The proposed minor subdivision creates one lot of 1.3 acres. The proposed subdivision conforms to the County's subdivision design standards found in Section 5-03. The proposed lot has access on Cargill Drive. Although the proposed lot does not meet the minimum dimensional standards of the existing I-3 zone district found in Section 3-26; the applicant has filed an application to rezone the property to I-1 to conform with that district's dimensional standards found in Section 3-22. Conformance of this subdivision with the County's standards is contingent upon approval of the associated rezoning.

In addition, 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. A cash-in-lieu fee payment in the amount of \$3,887.71 will be expected to be paid prior to the final public hearing before the Board of County Commissioners.

Per Section 5-02-05 of the County's Development Standards and Regulations, an SIA has been submitted with the final plat. The SIA allows for construction of infrastructure, such as drainage facilities and a public sidewalk.

Amendment to the Zoning Map (Rezoning)

The applicant has filed an application to rezone the property to I-1, pursuant to Section 2-02-13 of the County's Development Standards. 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 plat will create one lot consisting of approximately 1.3 acres in area and 160 feet of lot width. Therefore, the request to rezone this property 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.

Conditional Use Permit

The applicant has filed a conditional use permit application to allow accessory outdoor storage in the I-1 zone district, pursuant to Section 2-02-08 of the County's Development Standards. A conditional use permit is required for outdoor storage use in excess of 100% of the building area in the I-1 district per Section 3-07-01. In addition, specific performance standards for outdoor storage uses are outlined in Section 4-10-02-05-09. According to the performance standards, outdoor storage areas are required to be screened with fencing and walls. The site plan provided with the application shows an existing seven-foot chain link fence along the perimeter of the property. The applicant is requesting that the fence continue to remain on the site, and will be relocated to allow for landscaping buffers to be installed. Due to the elevation and topography of the site, a privacy fence to screen outdoor storage would only be effective from the south side of the lot.

The subject property abuts industrial uses and zoning to the north and east. Per Section 4-16-18-01 of the County's Development Standards, an industrial use abutting another industrial use is not required to construct a buffer along the perimeter of the side adjacent to the industrial use.

The applicant has requested alternative landscaping variations on the site due to the property's irregular topography. Streetscape landscaping along the Pecos Street right-of-way would not be visible from the roadway. The western edge of the property sits along an overpass where Pecos Street crosses over the Union Pacific Railroad. Should a landscape buffer be required along Pecos Street, it would be unlikely to be viewed from the outer edge of Pecos Street even when mature. The applicant is proposing landscaping along the northern and southern property boundaries. The proposed landscaping areas along the northern and southern sides of the property conform to the County's landscaping requirements.

Future Land Use Designation/Goals of the Comp-Plan for the Area

The Future Land Use Designation on the property is Industrial. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of the Industrial future land use designation is to provide for a wide range of employment uses, including offices and outdoor storage yards. The request to rezone the property to I-1 conforms to the goals of the future land use designation.

Surrounding Zoning Designations and Existing Use Activity:

<u>Northwest</u> I-3 Pecos Street Overpass	<u>North</u> I-3 Railroad	<u>Northeast</u> I-3 Railroad
<u>West</u> I-3 Pecos Street Overpass	<u>Subject Property</u> I-3 Outdoor Storage	<u>East</u> I-3 Heavy Industrial
<u>Southwest</u> I-3 Pecos Street	<u>South</u> I-3 Cargill Dr. / Industrial	<u>Southeast</u> I-3 Heavy Industrial

Compatibility with the Surrounding Land Uses:

The entire area surrounding the site is zoned I-3. Industrial uses are located to the south across Cargill Drive, to the west across Pecos Street, and to the adjoining property on the east. The Union Pacific Railroad forms the northern boundary of the site. Office use and accessory outdoor storage are permitted by-right in the surrounding I-3 zone district. In addition, the subject property is currently used for outdoor storage; therefore, the proposed subdivision, rezoning, and conditional use permit should not have negative impacts affecting the compatibility with surrounding properties.

PLANNING COMMISSION UPDATE

The Planning Commission heard this case on December 12, 2019. The applicant spoke at the meeting and had no concerns with the staff report or presentation. There was no one from the public to speak in favor or in opposition to the request. The Planning Commission voted (7-0) to recommend approval of the applications.

Staff Recommendations:

Based upon the application, the criteria for approval of all four applications (minor subdivision final plat, rezoning, SIA, and conditional use permit), and a recent site visit, staff recommends approval of the request with 27 findings-of-fact, 3 conditions, and 3 notes.

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 conditional use is permitted in the applicable zone district.
17. The conditional use is consistent with the purposes of these standards and regulations.
18. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
19. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
20. The conditional use permit has addressed all off-site impacts.
21. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
22. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
23. Sewer, water, storm water drainage, fire protection, police protection, and roads are available and adequate to serve the needs of the conditional use as designed and proposed.
24. There is a need for the outdoor storage operation for the benefit of Adams County.
25. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
26. The proposed outdoor storage is clearly subordinate to a principal use of the property.
27. Aesthetic concerns have been taken into consideration during the site design and placement of the outdoor storage.

RECOMMENDED CONDITIONS OF APPROVAL:

1. The conditional use permit shall expire on January 21, 2025 (5 years).
2. The conditional use permit shall conform to the landscaping plan approved with this application. However, variations may be approved by the Director of Community and Economic Development.
3. The applicant shall create a plan for regular pest control in accordance with the recommendation provided by the Tri-County Health Department in their letter dated November 30, 2018, specifically for the conditional use permit to allow outdoor storage.

RECOMMENDED NOTES TO THE APPLICANT:

1. This conditional use permit shall expire within one year of approval (January 21, 2021), if a building permit is not obtained for the development.
2. A building permit shall be required for any fence or structure associated with the site, which shall include a landscape plan and landscape maintenance agreement.
3. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.

PUBLIC COMMENTS

Notices Sent	Number of Responses
100	1

Property owners within 1,500 feet of the site were notified of the subject request. As of writing this report, staff has received one comment from the public. The commenter preferred that the zone district remain I-3, so that a conditional use permit would not be required.

REFERRAL AGENCY COMMENTS

Staff sent the request to various referral agencies and there were no objections to the requests. Several agencies recommended best management practices. The Tri-County Health Department recommended the applicant take measurements based on a historic landfill. In addition, TCHD requested that the applicant create a pest control plan. Union Pacific Railroad raised concerns with the applicant regarding use of an adjoining right-of-way and requested precautionary measures for the applicant during construction time. These measures were not deemed relevant to the three requests of this case, however, were shared with the applicant for future reference at the time of development.

Responding with Concerns:

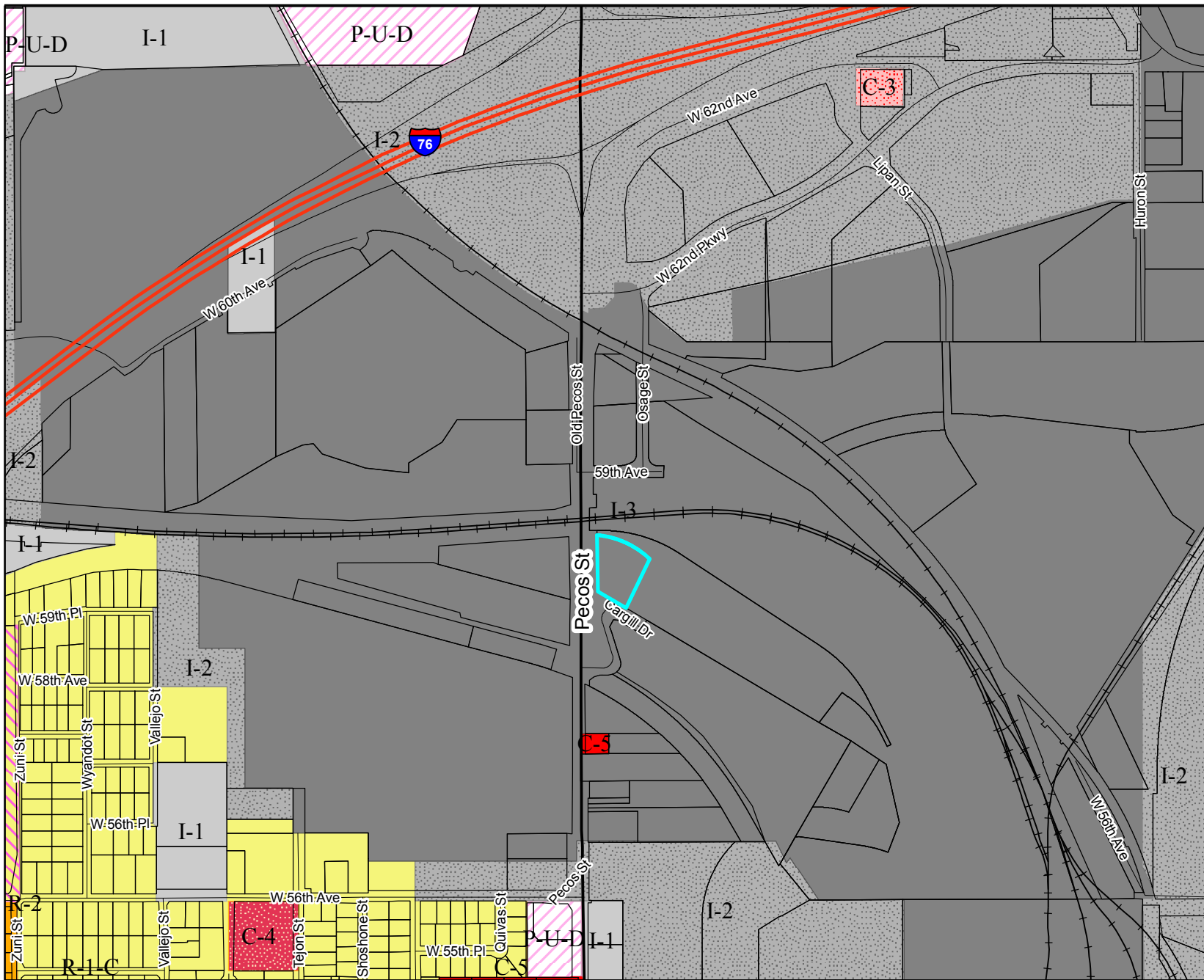
Tri-County Health Department
Union Pacific Railroad

Responding without Concerns:

Colorado Department of Transportation (CDOT)
Colorado Department of Natural Resources – Division of Water Resources
Colorado Geological Survey
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Berkeley Sanitation District
Century Link
Hyland Hills Parks & Recreation District
Metro Wastewater Reclamation District
North Pecos Water & Sanitation District
Regional Transportation District (RTD)



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

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

PRC2018-00007

Rago Enterprises



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



May 25, 2018

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

RE: Rago Office Building (1551 Cargill Drive) – Project Number PRE2017-00040
Written Explanation of the Project

To Whom It May Concern:

On the behalf of the property owner, we propose to develop the property located at 1551 Cargill Drive. The purpose of the project is to construct a single story office building to serve as the Denver headquarters of Rago Enterprises, Inc., a structural concrete contractor. The site will mainly be used by office staff in support of projects undertaken by Rago in the region. It will also serve as a base yard to store and maintain equipment used by construction crews and as a meeting point for foremen and some field personnel.

Other proposed improvements include a 24' x 60' temporary modular office, a 30' x 50' covered shed, and landscape improvements.

Please feel free to contact me with any concerns or for additional information.

Regards,

A handwritten signature in blue ink, appearing to read "John Springs".

John Springs, P.E.
Design Engineer II

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILEPATH: P:\17009\SURVEY\PLAT-17009.DWG LAYOUT: COVER
NO XREF'S
PLOTED: THU, 09/05/19 10:30:41A BY: JOHN SPRINGS

RAGO ENTERPRISES SUBDIVISION

CASE NO. PLT2018--00040

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 1 OF 2
COVER

OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SPUR 10 HOLDINGS LP, BEING THE OWNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2013000051329, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED BY SAID DOCUMENT AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9;
THENCE NORTH 00°00'04" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1517.23 FEET;
THENCE SOUTH 59°34'38" EAST, 104.81 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PECOS STREET, ALSO DESCRIBED AT RECEPTION NUMBER 2009000059721, ADAMS COUNTY RECORDS, AND THE **POINT OF BEGINNING**;

THENCE NORTH 00°59'05" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 267.47 FEET TO A POINT OF NON-TANGENT CURVE AND SAID CURVE ALSO BEING 10.00 FEET SOUTHWESTERLY MEASURED RADIALLY FROM THE CENTERLINE OF A TRACK IDENTIFIED AS I.C.C. NO. 202;
THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, PARALLEL TO THE CENTERLINE OF SAID TRACK, AN ARC DISTANCE OF 281.27, SAID CURVE HAVING A RADIUS OF 414.42 FEET, A DELTA ANGLE OF 38°53'14", AND A CHORD BEARING OF SOUTH 65°45'56" EAST AND A CHORD DISTANCE OF 275.90 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A PARCEL DESCRIBED AT SPECIAL WARRANTY DEED RECEPTION NUMBER C0098269, AND CORRECTION SPECIAL WARRANTY DEED C1030091, ADAMS COUNTY RECORDS;
THENCE SOUTH 25°38'19" WEST ALONG SAID NORTHWESTERLY LINE, 258.93 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A ROAD EASEMENT DESCRIBED AT BOOK 1100, PAGE 103, AND VACATED AT BOOK 2902, PAGE 158, RESERVED AS A NON-EXCLUSIVE ROAD EASEMENT AT SPECIAL WARRANTY DEED RECEPTION NUMBER C0098269, ADAMS COUNTY RECORDS, AND ALSO KNOWN AS CARGILL DRIVE;
THENCE NORTH 59°34'38" WEST ALONG SAID NORTHEASTERLY LINE, 156.51 FEET TO THE **POINT OF BEGINNING**.

SAID DESCRIBED PARCEL CONTAINS 57,851 SQUARE FEET OR 1.33 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AS SHOWN HEREON, ASSUMED AS BEARING NORTH 00°00'04" WEST.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AND EASEMENT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **RAGO ENTERPRISES SUBDIVISION**. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THE THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

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

BY: SPUR 10 HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP

____ AS: _____

NAME TITLE

STATE OF COLORADO }
COUNTY OF _____ } SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, AD, 20____

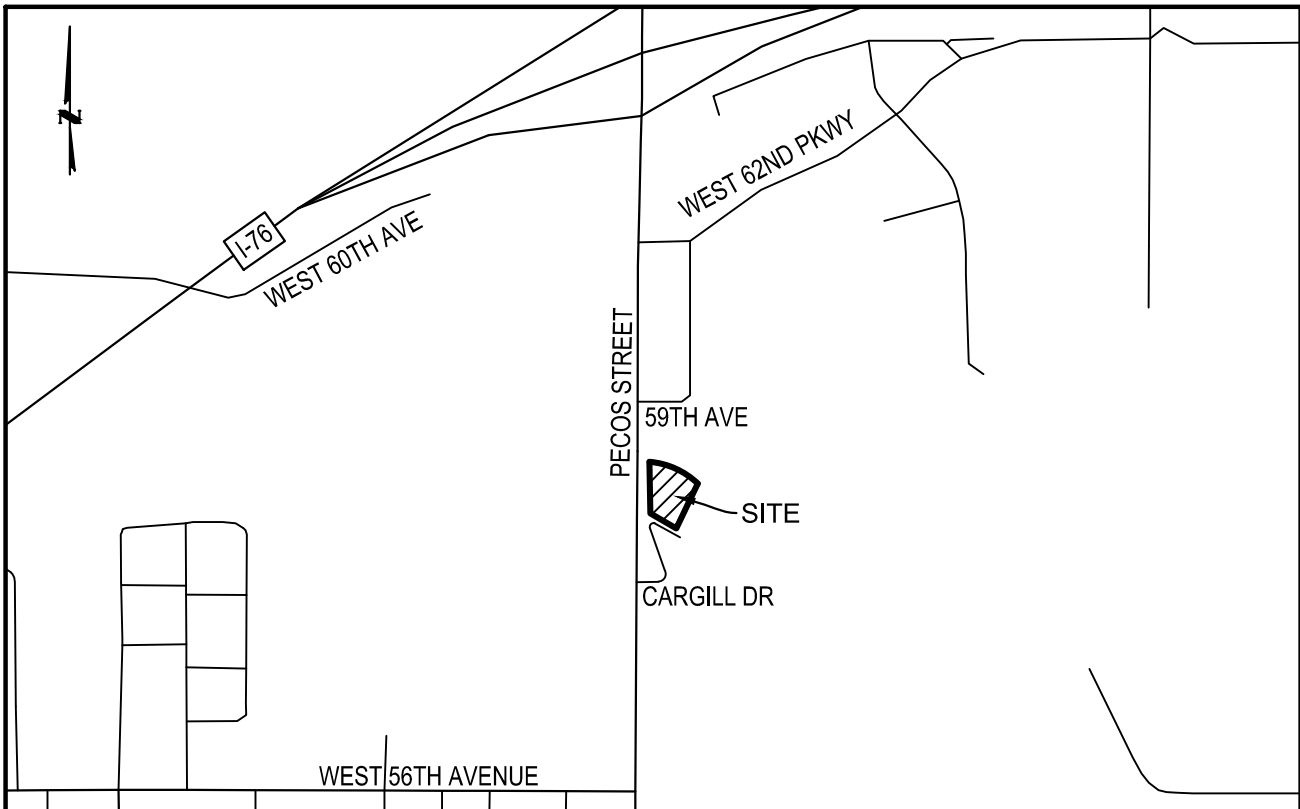
BY _____ AS _____ OF SPUR 10 HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

MY ADDRESS IS: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC



VICINITY MAP
1000 0 1000
SCALE: 1"=1000'

PLANNING COMISSION APPROVAL

ACCEPTED AND APPROVED BY ADAMS COUNTY AT _____ AM/PM. ON THE

____ DAY OF _____ AD _____

BY _____

CHAIR

BOARD OF COUNTY COMMISSIONERS

ACCEPTED AND APPROVED BY ADAMS COUNTY AT _____ AM/PM. ON THE

____ DAY OF _____ AD _____

BY _____

CHAIR

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON POLICY FOR TITLE INSURANCE, ORDER NO. 19000310199 ISSUED BY STEWART TITLE OF COLORADO, AND HAVING AN EFFECTIVE DATE OF MARCH 07, 2019, AT 5:30 PM.
- 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AS SHOWN HEREON, ASSUMED AS BEARING NORTH 00°00'04" WEST.
- THE SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 08001C0341H, DATED MARCH 5, 2007. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
- 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.
- THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION #_____

SURVEYOR'S CERTIFICATE:

I, AARON MURPHY, 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 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.

AARON MURPHY, PLS NO. 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ AM/PM. ON THE ____ DAY OF _____ A.D. _____

COUNTY CLERK AND RECORDER: _____

BY DEPUTY : _____

RECEPTION NO. _____

HKS HARRIS
KOCHER
SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

ISSUE DATE: 09-14-2018	
DATE	REVISION COMMENTS
01-04-2019	REV. PER CITY COMMENTS
09-05-2019	REV. PER CITY COMMENTS

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

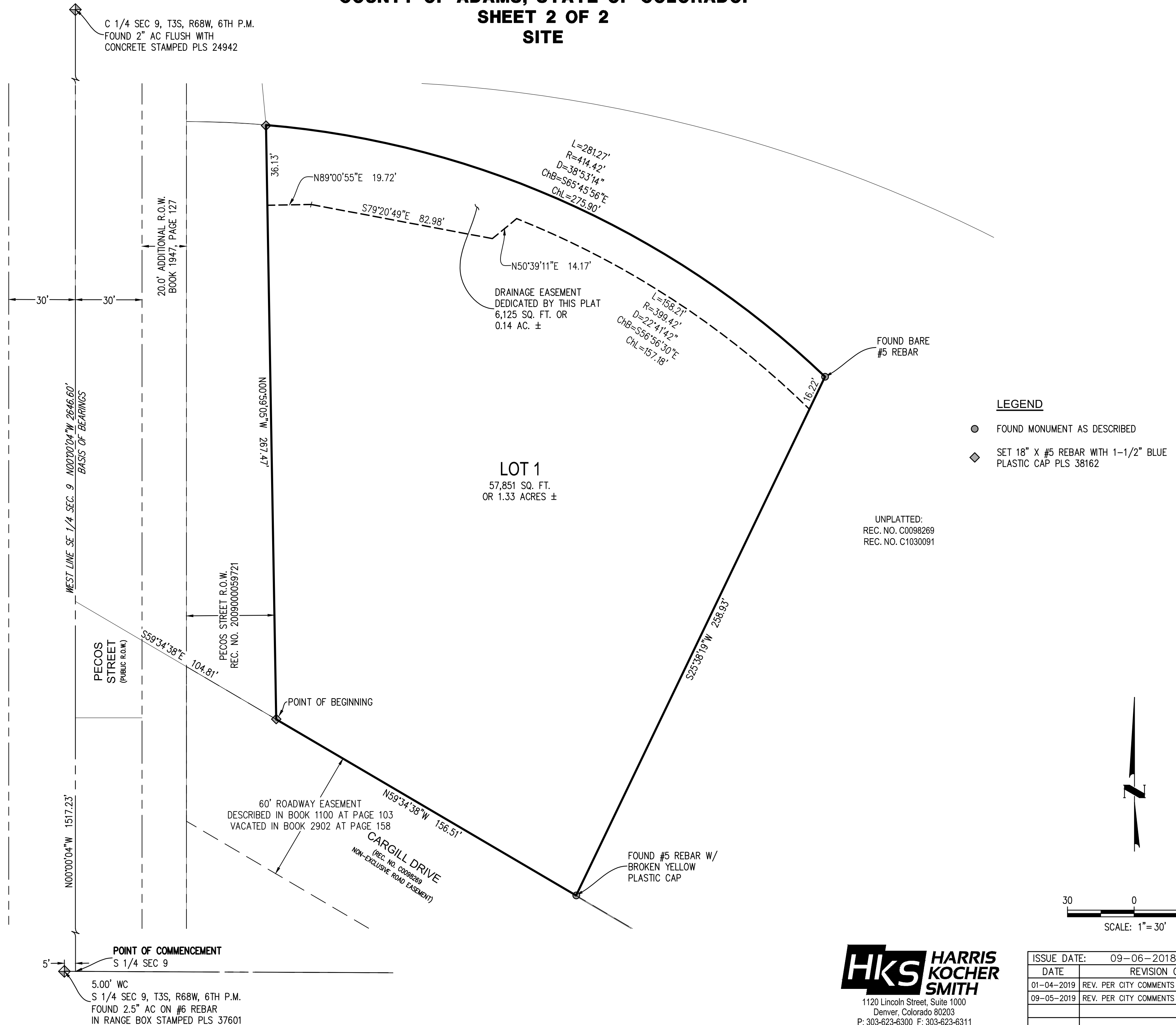
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NO. REFS: 5 PLOTED: THU 09/05/19 10:30:12A BY: JOHN SPRINGS

RAGO ENTERPRISES SUBDIVISION

CASE NO. PLT2018-00040

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 2
SITE

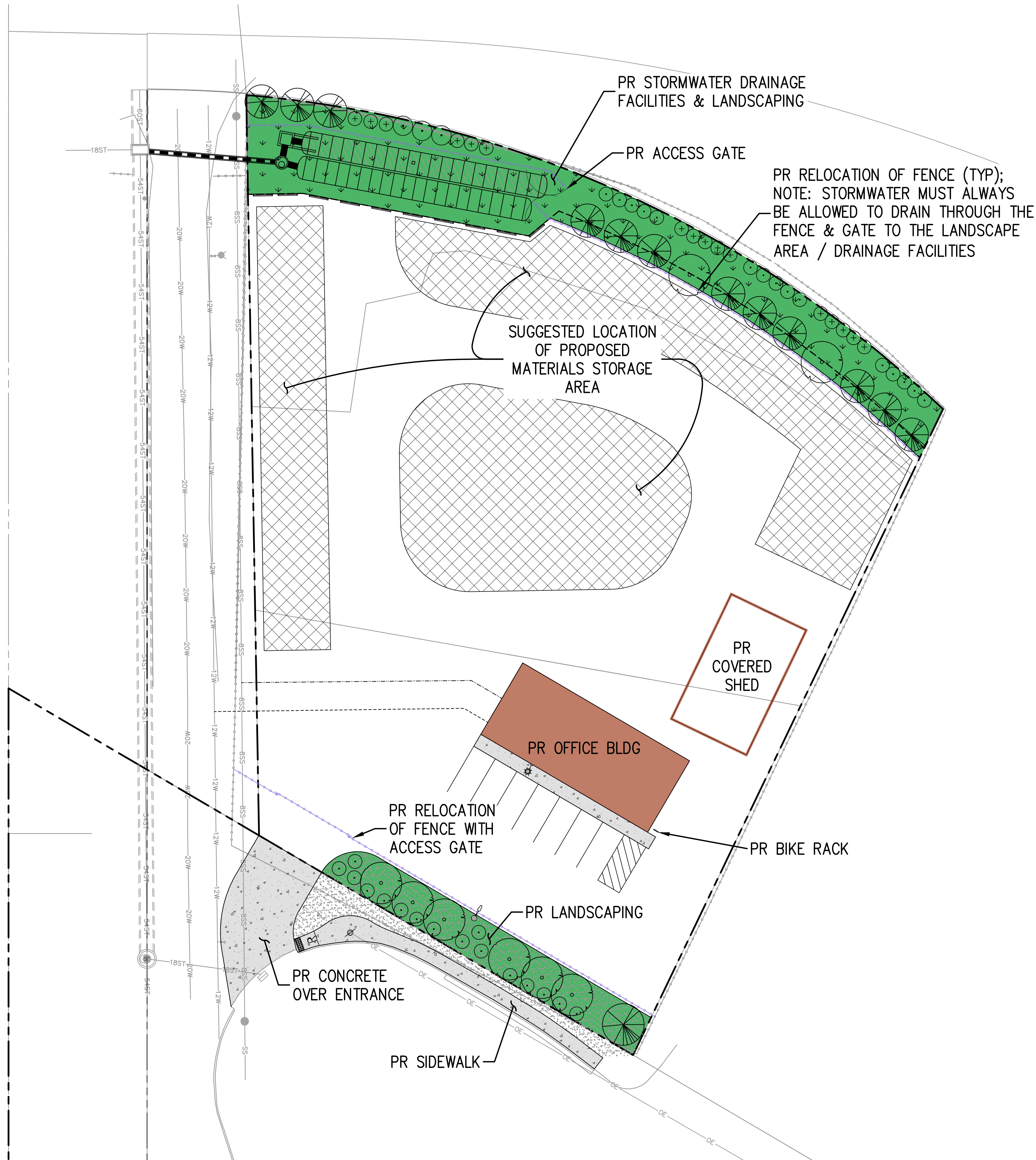
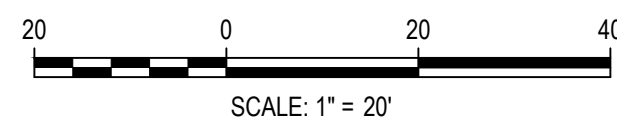


HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

ISSUE DATE: 09-06-2018	
DATE	REVISION COMMENTS
01-04-2019	REV. PER CITY COMMENTS
09-05-2019	REV. PER CITY COMMENTS

NOTES:

1. MATERIALS STORAGE AREA NOT TO EXCEED 17,000 SQUARE FEET; HEIGHT NOT TO EXCEED HEIGHT OF PERIMETER FENCE (APPROX. 8'). MATERIALS TO BE STORED WILL PRIMARILY BE MATERIALS FOR CONCRETE FORMWORK.
2. EXISTING CHAIN LINK FENCE SURROUNDING THE PROPERTY TO REMAIN. INSERTS SHALL BE ADDED AS/WHERE NEEDED PER SECTION 4-10-01-03-07-1 OF THE DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS OF THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

RAGO OFFICE BUILDING

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE
68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO
LANDSCAPE CONSTRUCTION PLAN

BENCHMARK:

ELEVATIONS ARE BASED ON NGS BENCHMARK PID KK0644, DESIGNATED W 264
RESET, BEING A BENCH MARK DISK STAMPED "W264 RESET 1972", SET IN A LIGHT
STRUCTURE AT THE EAST END OF THE FEDERAL BOULEVARD UNDERPASS, IN THE
TOP OF THE NORTH CURB 6 FEET FROM THE BACK FACE OF THE EAST ABUTMENT
AND 7.25 FEET NORTH OF THE CENTER LINE OF THE NORTH TRACK. PUBLISHED
NAVD88 ELEVATION = 5237.70 FT

NOTE:

PUBLIC IMPROVEMENTS SHALL CONFORM TO ADAMS COUNTY STANDARDS AND
SPECIFICATIONS AND LATEST EDITION OF COLORADO DEPARTMENT OF
TRANSPORTATION STANDARD SPECIFICATIONS.

DEVELOPER

RAGO ENTERPRISES, LLC
5610 FM 2218 RD
RICHMOND, TX 77469
T. 281-344-0225

CIVIL ENGINEER

HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203

LANDSCAPE ARCHITECT

ROOT PARTNERSHIP
10041 RAMPART COURT, SUITE 126
LITTLETON, CO 80125
T. 303-901-6287

GAS / ELECTRIC

XCEL ENERGY
2070 S VALENTIA STREET
DENVER, CO 80231
T. 800-481-4700

GAS

BLACK HILLS ENERGY INC.
350 INDIANA ST, SUITE 400
GOLDEN, CO 80401
T. 303-568-3260

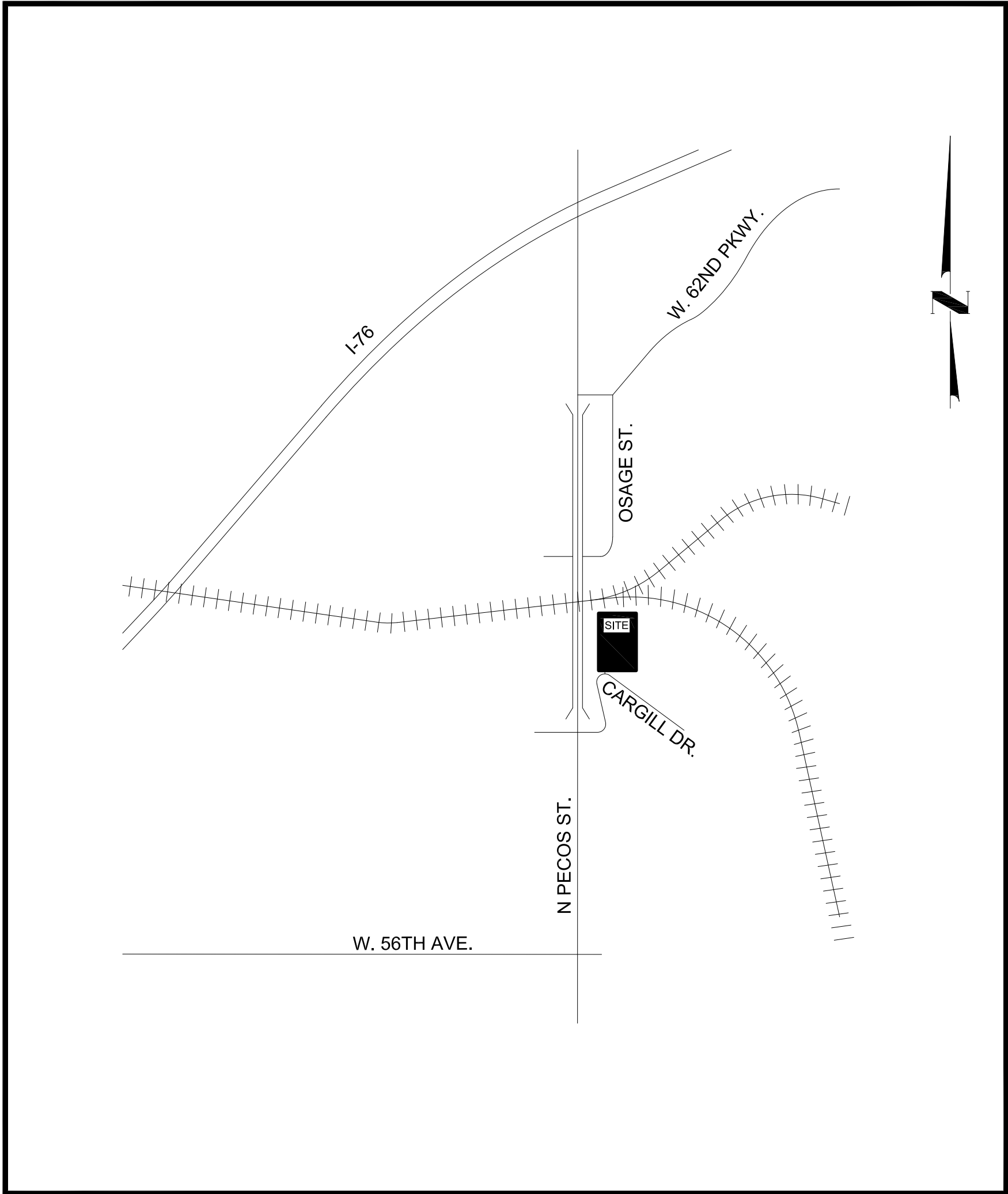
TELEPHONE

CENTURY LINK
1600 STOUT ST
DENVER, CO 80202
T. 303-825-3434

CABLE

CENTURY LINK
T. (877) 720-3428

COMCAST




VICINITY MAP:

SCALE: 1"=500'

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	LANDSCAPE PLAN
3	LANDSCAPE NOTES
4	LANDSCAPE DETAILS

Filename: C:\ROOT PARTNERSHIP\PROJECTS\RAGO OFFICE BUILDING-151 CARGILL DRIVE\DRAWINGS\SD10101000 LANDSCAPE PLAN 3RD SUBMITTAL.DWG Layout COVER SHEET
Printed: THU 12/19/19 10:45:10A By: Joanna Waldenmyer



Know what's below.
Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



**HARRIS
KOCHER
SMITH**

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com



root partnership
Planning • Landscape Architecture

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

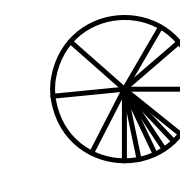
RAGO OFFICE BUILDING

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO

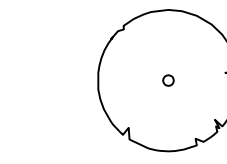
LANDSCAPE CONSTRUCTION PLAN

LANDSCAPE PLAN

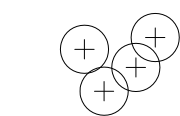
PLANT LIST



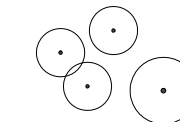
EVERGREEN TREES	
ABV	COMMON NAME
BSP	BAKERI SPRUCE
BEM	EMERALD ARROW BOSNIAN PINE



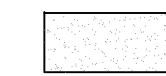
ORNAMENTAL TREES	
ABV	COMMON NAME
REB	RED BARRON CRABAPPLE
RPO	REGAL PRINCE OAK



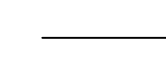
EVERGREEN SHRUBS	
ABV	COMMON NAME
BRO	BROADMOOR JUNIPER
GMD	GREEN MOUND JUNIPER
TAM	TAMMY JUNIPER



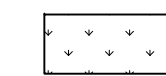
DECIDUOUS SHRUBS	
ABV	COMMON NAME
CPL	COMMON PURPLE LILAC
DKS	DARK KNIGHT SPIREA
KND	DOUBLE KNOCKOUT ROSE
PBS	PAWNEE BUTTES SANDCHERRY
SAA	AUTUMN AMBER SUMAC



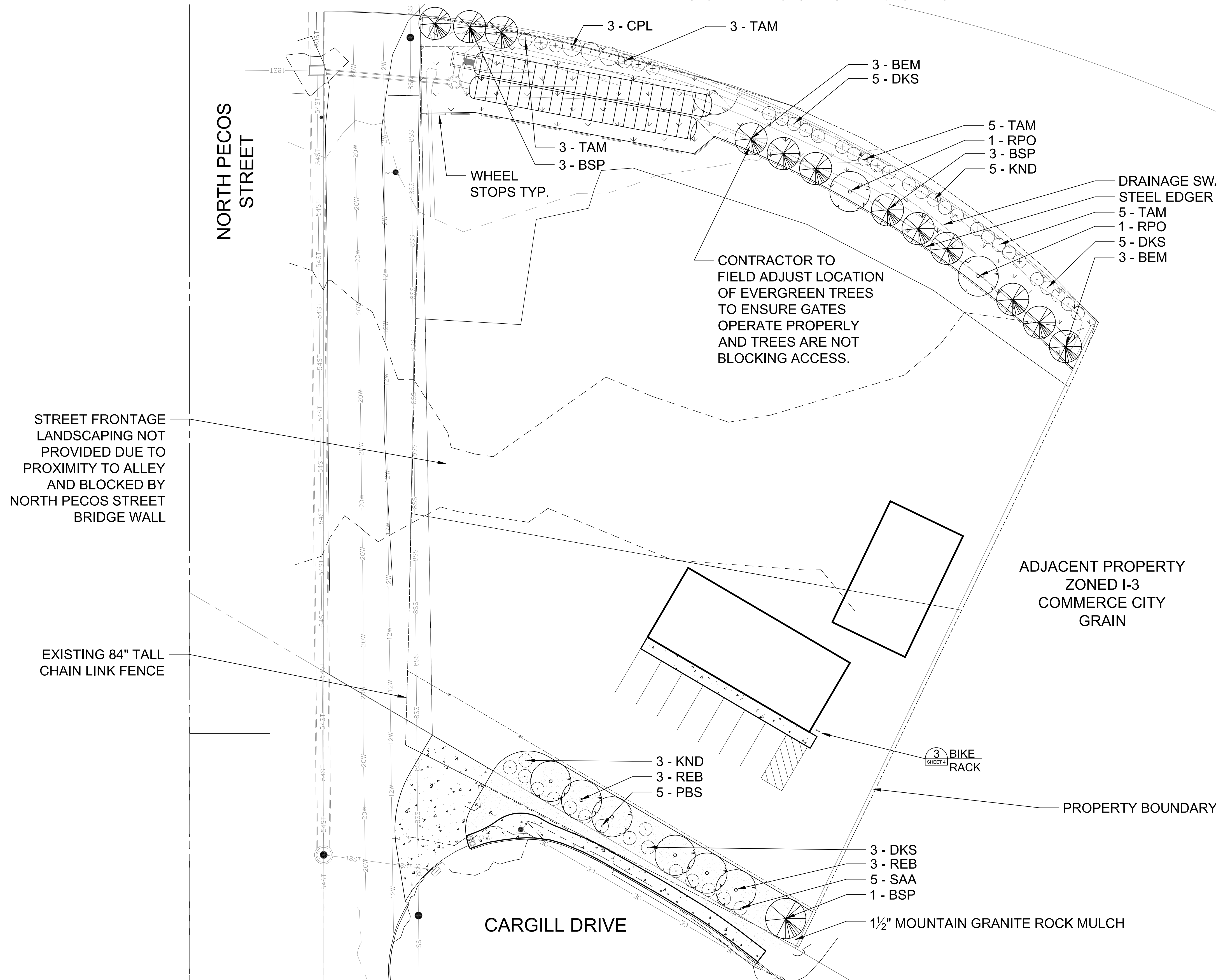
1 1/2" MOUNTAIN GRANITE ROCK MULCH



STEEL EDGER



DRAINAGE SWALE SEED MIX



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com



SCALE: 1" = 20' - 0"



3RD SBMTL 12-19-2019 05-25-2018

LANDSCAPE PLAN
SHEET 2 OF 4

RAGO OFFICE BUILDING

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN AS CLOSELY AS POSSIBLE. ANY DISCREPANCY IN THE PLAN VS. THE FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
2. NOTIFY THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF LANDSCAPE MATERIAL AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, WORKMANSHIP, AND THE IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT.
4. ALL TREES ARE TO BE STAKED AND GUYED PER THE DETAILS FOR A PERIOD OF ONE YEAR.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FENCING AND LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
6. DO NOT DISTURB EXISTING PAVING, LIGHTING, LANDSCAPE, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
7. REFER TO PLANS AND SPECIFICATIONS FOR FURTHER INFORMATION REGARDING LANDSCAPE AND IRRIGATION INSTALLATION.
8. ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE SAME SPECIES AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL CALL FOR UTILITY LOCATIONS PRIOR TO EXCAVATION.
10. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND UNPLANTED ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
11. ALL LANDSCAPE AREAS AND PLANT MATERIAL MUST BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. AUTOMATIC RAIN SHUT-OFF SENSORS SHALL BE MANDATORY ON THE IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS OF ADAMS COUNTY.
12. ALL PLANT SIZES IN SCHEDULE ARE SHOWN AS MINIMUM SIZES. OWNER RESERVES THE RIGHT TO UPGRADE PLANT MATERIAL TO LARGER SIZES DURING INSTALLATION.
13. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
14. ALL PLANT MATERIAL AND DRIP IRRIGATION SHALL REMAIN A MINIMUM OF FIVE FEET FROM EXTERIOR OF ANY BUILDING.
15. EXACT LOCATIONS OF PLANT MATERIALS ARE SUBJECT TO CHANGE BASED UPON FINAL SITE LAYOUT.
16. MINIMUM PLANT SIZE REQUIREMENTS AND SOIL PREPARATION- MINIMUM PLANT SIZE REQUIREMENTS ARE 2-INCH DIAMETER (CALIPER) FOR DECIDUOUS TREES, 1.5-INCH DIAMETER FOR ORNAMENTAL TREES AND 6-FOOT HEIGHT FOR EVERGREEN TREES. MINIMUM SIZE REQUIREMENTS FOR SHRUBS IS #5 GALLON CONTAINER; ORNAMENTALS GRASSES #1 GALLON CONTAINER; PERENNIALS AND GROUND COVER 2 ¼ POTS. MINIMUM SOIL PREPARATION FOR PLANTING SHALL BE 5 CUBIC YARDS OF ORGANIC SOIL AMENDMENT TILLED TO A DEPTH OF 6-INCHES FOR EVERY 1,000 S.F. OF LANDSCAPE.
17. WEED BARRIER- POROUS FABRIC MUST BE USED IN PLANTING BEDS. PLASTIC BARRIERS ARE PROHIBITED.
18. MAINTENANCE STANDARDS: ALL LANDSCAPING SHALL BE CONTINUALLY MAINTAINED INCLUDING IRRIGATION, WEEDING, PRUNING AND REPLACING IN A SUBSTANTIALLY SIMILAR MANNER AS ORIGINALLY APPROVED. THE FOLLOWING SURVIVAL STANDARDS SHALL APPLY TO ALL LANDSCAPING:
 - A. LIVING GROUND COVERS: LIVING GROUND COVERS MUST BE FIFTY PERCENT (50%) ESTABLISHED AFTER THE FIRST GROWING SEASON, AND NINETY PERCENT (90%) ESTABLISHED THEREAFTER.
 - B. NON-LIVING GROUND COVERS: NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH MUST BE ONE HUNDRED PERCENT(100%) INTACT ONE (1) YEAR AND EIGHTY PERCENT (80%) INTACT THEREAFTER.
 - C. TREES AND SHRUBS: TREES AND SHRUBS MUST HAVE A ONE HUNDRED PERCENT (100%) SURVIVAL RATE ONE (1) YEAR AND NINETY PERCENT (90%) SURVIVAL RATE THEREAFTER.

GENERAL NOTES

1. CALL UTILITY LOCATORS PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR ANY UTILITIES DAMAGED DUE TO CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR IS NOT TO DAMAGE CURBS, WALKS, OR ASPHALT WHICH IS NOT INCLUDED IN THE SITE PREPARATION DURING HIS CONSTRUCTION ACTIVITIES. COST TO REPAIR ANY SUCH DAMAGE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION AND CONTACT THE CONSTRUCTION MANAGER IMMEDIATELY TO CLARIFY ANY DISCREPANCIES AND COORDINATE TRANSITION TO EXISTING LANDSCAPE.
4. TOTALLY REMOVE AND DISPOSE OF ALL PAVING MATERIAL PROPERLY, INCLUDING BASE COURSE AND ANY OTHER DEBRIS ENCOUNTERED.
5. CONCRETE SAWCUTS SHALL BE CRISP CLEAN CUTS THAT ARE NEAT IN APPEARANCE. LOCATE ALL SAWCUTS AS REQUIRED PER DIRECTION OF THE OWNER'S REPRESENTATIVE.
6. CONTRACTOR TO REFER TO LAYOUT AND GRADING PLANS FOR NECESSARY DIMENSIONS TO ESTABLISH SITE PREPARATION BOUNDARIES.
7. THE CONTRACTOR SHALL REPLACE AT HIS EXPENSE ALL TREES THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS.
8. CONTRACTOR IS TO PROVIDE A LUMP SUM COST ON THE BID FORM FOR ANY NECESSARY TEMPORARY TRAFFIC CONTROLS DURING THE CONSTRUCTION OF THE PROJECT.
9. CONTRACTOR IS TO KEEP STREETS FREE OF SEDIMENT.

RAGO OFFICE BUILDING

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE
68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO
LANDSCAPE CONSTRUCTION PLAN

IRRIGATION NOTES

1. IRRIGATION COMPONENTS TO BE INSTALLED IN VALVE BOXES UNLESS OTHERWISE NOTED. PLACEMENT OF VALVE BOXES IN SHRUB BEDS TO BE TAN IN COLOR.
2. CONTRACTOR TO VERIFY UTILITY LOCATION AND OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION.
3. CONTRACTOR TO PROVIDE ALL NECESSARY SLEEVING UNDER ROADS, CONCRETE SLABS, ETC. CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF CONCRETE FLATWORK AND PAVING.
4. VALVE BOXES TO HAVE LOCKING CAPABILITY AND TO BE PERMANENTLY MARKED WITH CONTROLLER LETTER & STATION NUMBER.
5. BACKFLOW PREVENTER SHALL BE IN COMPLIANCE WITH CITY & COUNTY WATER DISTRICT STANDARDS, CODES AND REGULATIONS.
6. CONTROLLER LOCATION: ELECTRICAL POWER, ELECTRICAL METER AND CONNECTION TO CONTROLLER ARE BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODE. CONTROLLER SHALL BE EQUIPPED WITH SURGE ARRESTOR TO PROTECT CONTROLLER. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL CONTROLLER LOCATIONS SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. CONTRACTOR SHALL FIELD VERIFY PRESSURE AND PROVIDE WRITTEN DOCUMENTATION PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DIFFERENCES FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY OWNER'S REPRESENTATIVE, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEMS ALTERATIONS.
8. INSTALL ALL PIPING IN LANDSCAPING AREAS PER MANUFACTURERS SPECIFICATIONS.
9. THE MAXIMUM ALLOWABLE LENGTH DOWNSTREAM OF EACH ZONE CONTROL VALVE FOR THE LATERAL IS 250 FEET. IF THE LENGTH OF THE LATERAL EXCEEDS THE ALLOWABLE AMOUNT AN ADDITIONAL CONNECTION AND ZONE CONTROL VALVE SHALL BE INSTALLED.
10. CONTRACTOR TO PLACE IRRIGATION MAINLINE, LATERALS AND SPRAYS A MINIMUM OF 5' AWAY FROM THE BUILDING FOUNDATION. ALSO REFER TO THE GEO-TECHNICAL REPORT. CONTRACTOR TO PLACE IRRIGATION DRIP LINES AND EMITTERS A MINIMUM OF 3 FEET AWAY FROM BUILDING FOUNDATION. DRIP IRRIGATION BETWEEN, ABOVE & ADJACENT TO RETAINING WALLS IS CONTINGENT UPON THE GEOTECH REPORT. CONTRACTOR SHALL CONTACT ARCHITECT IN WRITING, CONFIRMING PLACEMENT OF DRIP IRRIGATION & IRRIGATION SUPPLY LINES PRIOR TO INSTALLATION. IF CONTRACTOR FAILS TO NOTIFY ARCHITECT, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
11. DRIP IRRIGATION SYSTEM SHOULD BE DESIGNED FOR A MAXIMUM OF 250 GPH (4.16 GPM) PER PRESSURE REGULATOR.
12. PLACEMENT OF LANDSCAPE MATERIAL SHALL TAKE PRECEDENCE OVER IRRIGATION LAYOUT. LOCATE COMPONENTS SUCH AS VALVES, LATERAL LINES, AND MAINLINE TO PREVENT CONFLICTS.
13. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN A NINE-HOUR PER NIGHT WATERING PERIOD.
14. IRRIGATION SHALL BE HYDROZONED BASED ON THE WATER NEEDS OF THE PLANT MATERIALS, GROUPING SIMILAR WATER DEMANDS TOGETHER.
15. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A 4 TO 6 WEEK PERIOD. IRRIGATION SCHEDULE WILL NEED TO BE ADJUSTED DUE TO SEASONAL VARIATIONS AND WEATHER CONDITIONS.
16. ALL IRRIGATION SHALL CONFORM TO ADAMS COUNTY STANDARDS.
17. CONTRACTOR TO CARBON COPY OWNER'S REPRESENTATIVE ON ALL COMMUNICATION WITH IRRIGATION REPRESENTATIVES.
18. CONTRACTOR TO VERIFY COMPATIBILITY BETWEEN CONTROLLER AND ITEMS COMMUNICATING WITH CONTROLLER(S) SUCH AS: FLOW SENSOR, MASTER VALVE CONFIGURATION AND 2 WIRE. IF CONTRACTOR FAILS TO NOTIFY OWNER'S REPRESENTATIVE, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.

PLANT LIST

EVERGREEN TREES				
QTY.	ABV	BOTANICAL NAME	COMMON NAME	SIZE
7	BSP	Picea pungens 'Bakeri'	BAKERI SPRUCE	6" HT. B&B
6	BEM	Pinus leucodermis 'Emerald Arrow'	EMERALD ARROW BOSNIAN PINE	6" HT. B&B
ORNAMENTAL TREES				
QTY.	ABV	BOTANICAL NAME	COMMON NAME	SIZE
6	REB	Malus 'Red Barron'	RED BARRON CRABAPPLE	2" Cal. B&B
2	RPO	Quercus robur x bicolor 'Long'	REGAL PRINCE OAK	2" Cal. B&B
EVERGREEN SHRUBS				
QTY.	ABV	BOTANICAL NAME	COMMON NAME	SIZE
16	TAM	Juniperus sabina 'Tamariscifolia'	TAMMY JUNIPER	5 Gal.
DECIDUOUS SHRUBS				
QTY.	ABV	BOTANICAL NAME	COMMON NAME	SIZE
3	CPL	Syringa vulgaris	COMMON PURPLE LILAC	5 Gal.
13	DKS	Caryopteris x clandonensis 'Dark Knight'	DARK KNIGHT SPIREA	5 Gal.
8	KND	Rosa 'Radtko'	DOUBLE KNOCKOUT ROSE	5 Gal.
5	PBS	Prunus besseyi 'Pawnee Buttes'	PAWNEE BUTTES SAND CHERRY	5 Gal.
5	SAA	Rhus trilobata 'Autumn Amber'	AUTUMN AMBER SUMAC	5 Gal.

1½" MOUNTAIN GRANITE ROCK MULCH

14 GAUGE ROLL TOP STEEL EDGING

DRAINAGE SWALE SEED MIX

"SANDY DETENTION POND (DRY) MIX" BY PAWNEE BUTTES SEED, INC. OR APPROVED EQUAL

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL
YELLOW INDIANGRASS	SORGHASTRUM NUTANS	22%
LITTLE BLUESTEM	SCHIZACHYRUM SCOPARIUM	16%
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	16%
SAND BLUESTEM	ANDROPOGON HALLII	36%
SWITCHGRASS	PANICUM VIRGATUM	26%

TOTAL 100%

SUMMARY OF LANDSCAPE STATISTICS

4-16-07 REQUIRED LOT LANDSCAPING

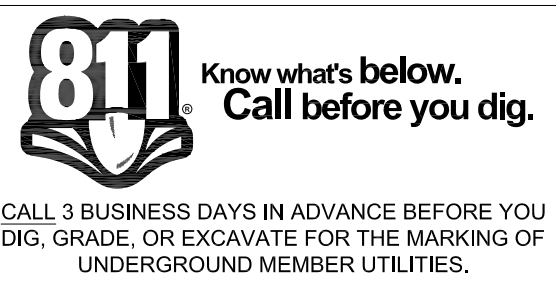
TOTAL LOT AREA: 57,851 S.F.
MINIMUM LANDSCAPE AREA 10% OF THE LOT AREA: 5,785 S.F.
LANDSCAPING PROVIDED: 8,486 S.F.

4-16-07-01 STREET FRONTAGE LANDSCAPING

ALONG RAILROAD: 270 L.F.
TREES REQUIRED: 14, PROVIDED: 14
SHRUBS REQUIRED: 34 PROVIDED : 34

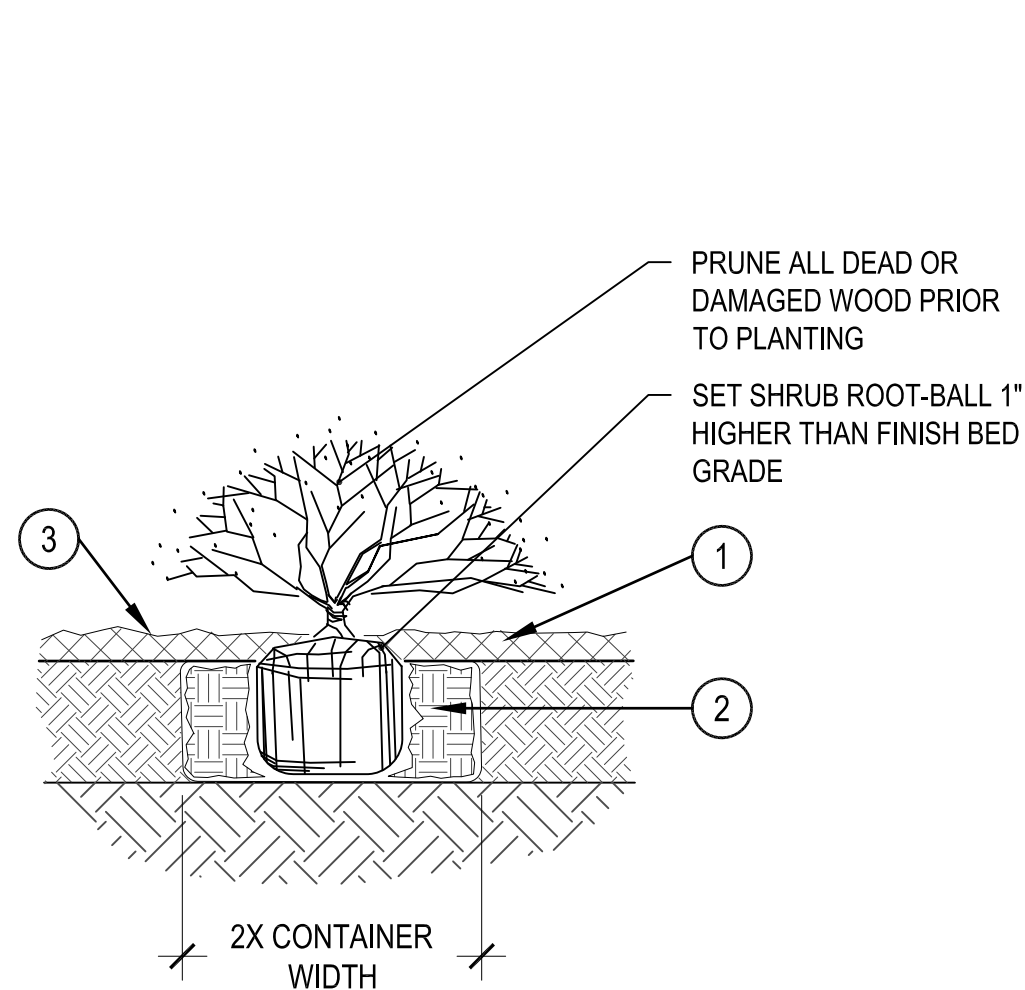
ALONG PECOS STREET: LANDSCAPE NOT PROVIDED DUE TO PROXIMITY TO PECOS BRIDGE WALL

ALONG CARGILL DRIVE: 130 L.F.
TREES REQUIRED: 7, PROVIDED: 7
SHRUBS REQUIRED: 16, PROVIDED: 16



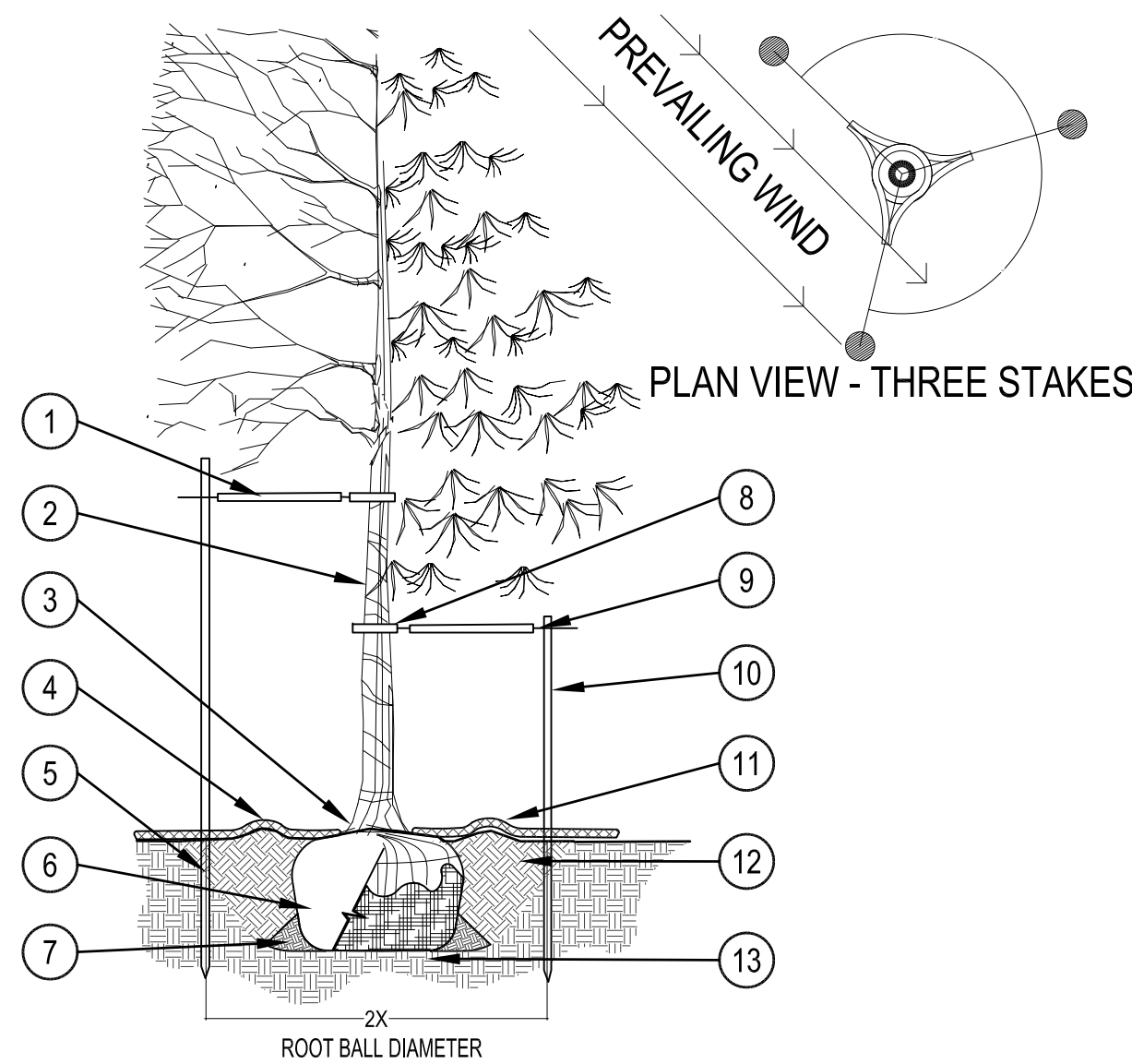
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- 1 SPECIFIED MULCH
- 2 AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- 3 FINISH GRADE (TOP OF MULCH)

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
4. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL
5. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. FOLLOWS:
1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
1.2 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- 1 PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 2 TREE WRAP TO BE INSTALLED ON DECIDUOUS TREES ONLY. REFER TO SPECS FOR TREE WRAP DATES.
- 3 PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 4 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 5 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- 6 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- 7 PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- 8 GROMMETED NYLON STRAPS
- 9 GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 10 6 FT. WOOD POST (SEE SCHEDULE). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- 11 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- 12 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 13 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

1 SHRUB PLANTING

SCALE: 1-1/2" = 1'-0"

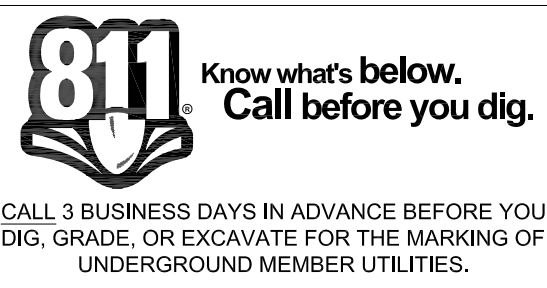
2 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



WAUSAU TILE INC.
MF9006 BLACK
U SHAPED BIKE RACK
CONCRETE FOOTER IN GROUND MOUNT

3 BIKE RACK



SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT is made and entered into by and between the County of Adams, State of Colorado, hereinafter called "County," and Spur 10 Holdings, LP, 5610 FM 2218 Rd., Richmond TX 77469, 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, releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be in the amount of \$92,534.40, 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 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, and until the final plat has been approved and the improvements described in Exhibit "B" have been preliminarily accepted by the Department of Public Works.

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,

- A. Improvements.** Designate separately each public and private improvement.

Private Improvements: Concrete paved site access between Cargill Drive and the property, on-site stormwater quality and detention facility with outfall connection to public storm sewer, landscaping.

B. Public dedication of land for right-of-way purposes or other public purpose. Upon approval of this agreement by the Board of County Commissioners, the Developer hereby agrees to convey by warranty deed to the County of Adams the following described land for right-of-way or other public purposes:

N/A

By: _____
Name, Title

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

My commission expires:_____

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 _____. No 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.

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Chair

EXHIBIT A

Legal Description:

KNOW ALL MEN BY THESE PRESENTS THAT SPUR 10 HOLDINGS LP, BEING THE OWNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2013000051329, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED BY SAID DOCUMENT AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9;
THENCE NORTH 00°03'19" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1517.23 FEET;
THENCE SOUTH 59°31'14" EAST, 104.81 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PECOS STREET, ALSO DESCRIBED AT RECEPTION NUMBER 2009000059721, ADAMS COUNTY RECORDS, AND THE POINT OF BEGINNING;

THENCE NORTH 00°55'42" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 267.20 FEET TO A POINT OF NON-TANGENT CURVE AND SAID CURVE ALSO BEING 10.00 FEET SOUTHWESTERLY MEASURED RADially FROM THE CENTERLINE OF A TRACK IDENTIFIED AS I.C.C. NO. 202;
THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, PARALLEL TO THE CENTERLINE OF SAID TRACK, AN ARC DISTANCE OF 281.14, SAID CURVE HAVING A RADIUS OF 414.42 FEET, A DELTA ANGLE OF 38°52'10", AND A CHORD BEARING OF SOUTH 65°40'33" EAST AND A CHORD DISTANCE OF 275.78 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A PARCEL DESCRIBED AT SPECIAL WARRANTY DEED RECEPTION NUMBER C0098269, AND CORRECTION SPECIAL WARRANTY DEED C1030091, ADAMS COUNTY RECORDS;
THENCE SOUTH 25°41'39" WEST ALONG SAID NORTHWESTERLY LINE, 258.52 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A ROAD EASEMENT DESCRIBED AT BOOK 1100, PAGE 104, AND VACATED AT BOOK 2902, PAGE 158, RESERVED AS A NON-EXCLUSIVE ROAD EASEMENT AT SPECIAL WARRANTY DEED RECEPTION NUMBER C0098269, ADAMS COUNTY RECORDS, AND ALSO KNOWN AS CARGILL DRIVE;
THENCE NORTH 59°31' 14" WEST ALONG SAID NORTHEASTERLY LINE, 156.51 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

Public Improvements: Cargill Drive

<u>Description</u>	<u>Est. Quantity</u>	<u>Unit</u>	<u>Est. Unit Cost</u>	<u>Est. Construct. Cost</u>
Manhole Steps	11	Ea	\$ 15.00	\$ 165.00
6” Concrete Sidewalk	77	SY	\$ 55.00	\$ 4,235.00
Grading and Erosion Control	1	LS	\$ 1,000.00	\$ 1,000.00
Center Lines, Double Yellow, Solid (4 Inch)	0.7	Gal	\$ 200.00	\$ 138.90
Channelizing Line, White, Solid (8 Inch)	1.0	Gal	\$ 200.00	\$ 206.70
Sign, R3-9 (36"x36") with post	1	Ea	\$ 500.00	\$ 500.00
Subtotal				\$ 6,245.60

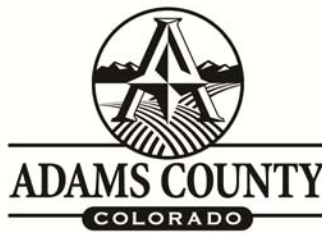
Private Improvements: 1551 Cargill Drive

<u>Description</u>	<u>Est. Quantity</u>	<u>Unit</u>	<u>Est. Unit Cost</u>	<u>Est. Construct. Cost</u>
ADS StormTech System (Underground Detention)	1	LS	\$ 28,000.00	\$ 28,000.00
Angular #4 Stone	420	Ton	\$ 22.00	\$ 9,240.00
WQ Outlet Structure	1	Ea	\$ 8,000.00	\$ 8,000.00
100-year Outlet Structure	1	Ea	\$ 5,000.00	\$ 5,000.00
14”x23” VERCp	48	LF	\$ 120.00	\$ 5,760.00
6” Concrete Apron (Site Access)	134	SY	\$ 60.00	\$ 8,040.00
Grading and Erosion Control	1	LS	\$ 4,000.00	\$ 4,000.00
Subtotal				\$ 68,040.00

Construction Completion Date:

Spring-Summer 2020

Initials or signature of Developer:_____



Development Review Team Comments

Date: 12/17/18

Project Number: PRC2018-00007

Project Name: Rago Enterprises

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. REQUEST:

- 1) Minor Subdivision to create one lot of approximately 1.3 acres
- 2) Rezone from Industrial-3 to Industrial-1
- 3) Conditional Use Permit to allow outdoor storage in excess of 100% of the building area (17,000 sf, or approximately 4.8x the building size and approximately 50% of the lot)
- 4) Over-height-stacking up to 15' for concrete formwork material

PLN2. ZONING/ SITE HISTORY:

- a. The request is located at 1551 Cargill Drive/ 0182509400062. The site is approximately 1.328 acres. Site is currently designated I-3 which requires a minimum 2 acre lot size.
- b. The property was created by deed in 2013 and is therefore illegally subdivided.
- c. Request for rezone to I-1, the lot must conform to the minimum dimensional standards including 1 acre lot size and 100 foot lot width.

PLN3. COMPREHENSIVE PLAN:

- a. Designated as Industrial which intended a setting for a wide range of employment uses, including manufacturing, warehouses, distribution, and other industries.

PLN4. CONDITIONAL USE COMMENTS:

- a. Please provide a site plan of the proposed development, including location of all structures, public improvements (drainage facilities), landscape, parking, and outdoor storage (including proposed material and pile height). Please show setbacks of any proposed structures to **all** property lines (not just the nearest property line).
- b. Please include a requested approval period for the conditional use permit.
- c. What is the purpose of the covered shed?
- d. Staff has concerns about the % of lot to be used for storage and the ability to install all required drainage facilities, parking, and landscaping.
 - A minimum number of bicycle parking spaces shall be provided, equal in number to five percent (5%) of the total number of automobile parking spaces provided, but not less than one (1) space.
 - The landscape plan must include details on irrigation method.
 - The landscape plan must include the survival standards as outlined in Section 4-16-11.
 - The landscape plan must demonstrate % living material vs. non-living material
- e. Please show location of any lighting on the property (freestanding poles, etc).
- f. Please show location of any proposed signage (building or freestanding).
- g. Screen fencing is required for all outdoor storage and must consist of **a solid wood or masonry fence installed on the interior of any required landscape**. Chain link with mesh is not acceptable.
 - Please show location of proposed fencing, including height, design, and materials.
- h. Staff is not supportive of the request for material stacking over the height of the fence. The site is within the Pecos Junction RTD Station and visible from adjacent rights-of-way.

PLN5. SUBDIVISION PLAT COMMENTS:

- a. Change title to “Rago Enterprises Subdivision”
- b. Add Planning Commission and Board of County Commissioners signature blocks
- c. A Subdivision Improvements Agreement and Public Land Dedication fees are required with final plat application. **See attached calculations. Fees required prior to hearing.**
- d. Lot conforms to minimum I-1 dimensional requirements.
- e. **A subdivision improvements agreement is required for any public improvements for the site. Please see attached template.**

PLN6. REZONE COMMENTS:

- a. Rezone request complies with goals of Comprehensive plan and it compatible with surrounding area.

Commenting Division: Development Services, Engineering:

Name of Reviewer: Matt Emmens

Email: memmens@adcogov.org

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0592H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

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

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: <http://www.adcogov.org/one-stop-customer-center>.

The applicant has submitted construction documents for review. See Engineering Review comments.

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

County staff is aware that there is existing curb and gutter in place now however, County standards require that the curb, gutter and sidewalk be monolithic. See Engineering Review comments.

ENG5: 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.

ENG6: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Transportation Dept.

ENG7: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk.

ENG8: There are no engineering concerns for the rezoning or plat case however, the construction documents must be approved before this case can be scheduled for a zoning/plat hearing.

Commenting Division: Development Services, Right-Of-Way

Name of Reviewer: Eden Steele

Email: esteele@adcogov.org

ROW1. Property Description/ Legal Description:

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.

ROW2. The following image is an example of the preferred format for the Ownership and Dedication signature blocks:

ROW3. All plats with public easements must have the following sentence in the dedication statement:

“The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements as shown on 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.”

ROW4. 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.”

ROW5. 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 #_____"

ROW6. 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.

ROW7. Submit a title commitment which should be used to depict the applicable recordings on the plat. 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 any other party's interests are not encroached upon.

ROW8. Include any other information required by State law.

ROW9. Add case number to top right of each sheet, and signature blocks for Planning Commission and Board of County Commissioners. "Chair" should appear under the signature lines.

ROW10. Address all redlines. There may be additional redlines on subsequent submittals

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: The landscape plan proposes both Green Ash and Autumn Purple Ash trees. Ash trees (genus Fraxinus) are no longer recommended for planting due to the spread of Emerald Ash Borer.

Commenting Division: Environmental Programs Manager

Name of Reviewer: Jen Rutter

Email: jrutter@adcogov.org

ENV1. No comment.

Emily Collins

From: Liz Vasquez
Sent: Monday, November 26, 2018 10:01 AM
To: Emily Collins
Cc: Brigitte Grimm
Subject: PRC2018-00007 Rago Enterprises Request for Comments

Case Name: Rago Enterprises
Case Number: PRC2018-00007
Parcel #: 0182509400062

The above mentioned parcel is 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
Mon. – Fri. 7am-5pm

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



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



**Second Review
Development Review Team Comments**

Date: May 3, 2019

Project Number: PRC2018-00007

Project Name: Rago Enterprises

Note to Applicant:

For submission of revisions to applications, a cover letter addressing each staff review comment must be provided. The cover letter must include the following information: restate each comment that requires 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. Please identify any additional changes made to the original document other than those required by staff.

A resubmittal 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.

Commenting Division: Development Services, Planning

Name of Reviewer: Libby Tart

Email: ltart-schoenfelder@adcogov.org

PLN1. REQUEST

- 1) Minor Subdivision to create one lot of approximately 1.3 acres
- 2) Rezone from Industrial-3 to Industrial-1
- 3) Conditional Use Permit to allow outdoor storage in excess of 100% of the building area (17,000 sf, or approximately 4.8x the building size and approximately 50% of the lot)
- 4) Over-height-stacking up to 15' for concrete formwork material

PLN2. COMPREHENSIVE PLAN:

- a. Site is designated as Industrial. Per the 2012 Comprehensive Plan, "industrial areas are intended to provide a setting for a wide range of employment uses, including manufacturing, warehouses, distribution and other industries. These areas may also include limited supporting uses such as retail, outdoor storage. Key considerations at the edges of industrial uses include limiting or buffering noise, vehicle, appearance, and other impacts of industrial uses on nearby non-residential areas".

PLN3. SITE LOCATION/ ZONING:

- a. The request is located at 1551 Cargill Drive/ 0182509400062. The site is approximately 1.328 acres. Site is currently designated I-3 which requires a minimum 2 acre lot size.
- b. The property was created by deed in 2013 and is therefore illegally subdivided.
- c. Request for rezone to I-1, the lot must conform to the minimum dimensional standards including 1 acre lot size and 100 foot lot width.

PLN4. COMMENTS:

- a. **Previous Comments.** The previous comments from Emily Collins about the Conditional Use were ignored by the applicant. A response and correction was requested to address this.

See the cut and pasted comments: *a. Please provide a site plan of the proposed development, including location of all structures, public improvements (drainage facilities), landscape, parking, and outdoor storage (including proposed material and pile height). Please show setbacks of any proposed structures to all property lines (not just the nearest property line).*
b. Please include a requested approval period for the conditional use permit.
c. What is the purpose of the covered shed?
d. Staff has concerns about the % of lot to be used for storage and the ability to install all required drainage facilities, parking, and landscaping.

☐ *A minimum number of bicycle parking spaces shall be provided, equal in number to five percent (5%) of the total number of automobile parking spaces provided, but not less than one (1) space.*

☐ *The landscape plan must include details on irrigation method.*

☐ *The landscape plan must include the survival standards as outlined in Section 4-16-11.*

☐ *The landscape plan must demonstrate % living material vs. non-living material*

- e. Please show location of any lighting on the property (freestanding poles, etc).*
- f. Please show location of any proposed signage (building or freestanding).*
- g. Screen fencing is required for all outdoor storage and must consist of a solid wood or masonry fence installed on the interior of any required landscape. Chain link with mesh is not acceptable.*

☐ *Please show location of proposed fencing, including height, design, and materials.*

- h. Staff is not supportive of the request for material stacking over the height of the fence. The site is within the Pecos Junction RTD Station and visible from adjacent rights-of-way.*

- b. The applicant needs to respond back to the following agencies and address their comments/suggestions from the initial review: Tri-County Health (flammable gas overlay), Union Pacific (general comments that pertain to best practices with the

development and traffic) – applicant was directed to communicate with Schia Cloutier, a Real Estate Property Manager for the railroad, and a nearby property/tenant comment from Alex Ringsby. See the attachments from each at the end of this letter.

- c. Due to the amount of files provided in the packet, please tab off the future third submittal so that each reviewer can best find the documents they need to review – i.e. Tab 1 – response letter, Tab 2 – Letter of Explanation, Tab 3 – Site Plan for Conceptual Review, Tab 4 – ENG documents, Tab 5 – SIA, etc.

Commenting Division: Development Services, Engineering:

Name of Review: Matt Emmens

Engineer Email/Phone Number: Memmens@adcogov.org / 720-523-6826

RESUBMITTAL REQUIRED

Comments

Applicant did not respond to the engineering review comments. See below. Applicant must respond to all review comments.

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0592H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

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

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page:
<http://www.adcogov.org/one-stop-customer-center>.

The applicant has submitted construction documents for review. See Engineering Review

comments.

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

County staff is aware that there is existing curb and gutter in place now however, County standards require that the curb, gutter and sidewalk be monolithic. See Engineering Review comments.

ENG5: 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.

ENG6: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Transportation Dept.

ENG7: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk.

ENG8: There are no engineering concerns for the rezoning or plat case however, the construction documents must be approved before this case can be scheduled for a zoning/plat hearing.

Commenting Division: Development Services, Right-of-Way

Name of Review: Marissa Hillje

Email: mhillje@adcogov.org/ 720-523-6837

RESUBMITTAL REQUIRED

ROW1. Submit a title commitment which should be used to depict the applicable recordings on the plat. 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 any other party's interests are not encroached upon. All applicable easements/exceptions should be accurately shown and labeled on the plat.

ROW2. Remove Note 5 on sheet 1.

ROW3. Revise sheet 2- see redlines.

ADR1: Address will not change.

Commenting Division: Environmental Programs Manager

ENV1: No previous comment.

Commenting Division: Parks and Open Space

Parks noted that the applicant is planting ash trees on their landscape plan. Due to a beetle infestation pending, Parks recommends not proposing ash trees as new landscaping. This is due to the anticipated death of any ash trees and the requirement to replace any dead (and required) landscaping on a property. If you have any questions, please contact Aaron Clark at 303-637-8005 or Aclark@adcogov.org.

Commenting Division: Development Services Building and Safety

Name of Review: Justin Blair

Email: jblair@adcogov.org / 720-523-6843

BSD1- No previous comment.

Commenting Division: Finance

Comments on the SIA:

The collateral amount for section 5 should be \$15,466.50. Below is the calculation.

77.00	55.00	4,235.00			
134.00	60.00	8,040.00	12,275.00		
		Cost Estimate from Exhibit "B"			12,275.00
		Additional 20% for Administration			2,455.00
		Total Cost with 20% Admin			14,730.00
		Additional 5% per year of Total Cost with 20% Admin			736.50
			Total		15,466.50

External Agency Comment:

Name of Review: Tri-County Health

Comment by Kathy Boyer

Email/Phone: kboyer@tchd.org

See previous unaddressed comments below in the attachment and provide a response.

Name of Review: Colorado Division of Water Resources

Comment by Joanna Williams

Phone: 303-866-3581x8216



Development Review Team Comments

Date: 10/15/2019

Project Number: PRC2018-00007

Project Name: RAGO Enterprises

Commenting Division: Plan Coordination 3rd Review

Name of Reviewer: Greg Barnes

Date: 10/15/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Planner Review 3rd Review

Name of Reviewer: Greg Barnes

Date: 10/15/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN4. CONDITIONAL USE COMMENTS:

f. I'm sorry that you were asked to illustrate signage by your previous case manager. I would prefer that signage be removed from the site plan. These applications do not approve signage. A separate sign permit application will be expected to review any advertising. Review of these applications will in no way include or approve any signage.

g. Outdoor storage is required by the Adams County Development Standards to have a sight-obscuring fence made of wood or masonry. Staff will not support alternatives unless justification (in the form of a physical hardship specific to the lot) is provided that supports it.

Commenting Division: SIA Review 2 - Finance

Name of Reviewer: Laura Garcia

Date: 10/15/2019

Email:

Complete

Please update the construction completion date on your SIA

Commenting Division: Development Engineering Review 3rd Review

Name of Reviewer: Eden Steele

Date: 10/02/2019

Email:

Resubmittal Required

ENG1: Flood Insurance Rate Map – FIRM Panel Flood Insurance Rate Map – FIRM Panel #08001C0592H, Federal Emergency Management Agency, March 4, 2007.

According to the above references, the “Rago Office” site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: The Rago Office site is located within the County's MS4 Stormwater Permit area. The proposed area of disturbance for the project is less than one acre, therefore no SWQ Permit will be required through the County.

ENG3: The construction documents submitted under EGR2018-00045 have not yet been approved. All engineering concerns must be resolved prior to scheduling public hearing.

Commenting Division: ROW Review 3rd Review

Name of Reviewer: Marissa Hillje

Date: 09/24/2019

Email: mhillje@adcogov.org

Complete

ROW1: The applicant has addressed all ROW comments and redlines on the plat.

Commenting Division: Application Intake 3rd Review

Name of Reviewer: Erin McMorries

Date: 09/10/2019

Email:

Complete

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Libby Tart-Schoenfelder

Date: 05/03/2019

Email:

Resubmittal Required

See Second Review Letter attachment in documents

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Libby Tart-Schoenfelder

Date: 05/03/2019

Email:

Resubmittal Required

See Comments Tab for Comment.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Matthew Emmens

Date: 04/25/2019

Email: memmens@adcogov.org

Resubmittal Required

Applicant did not respond to the engineering review comments. See below. Applicant must respond to all review comments.

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0592H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

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

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page:
<http://www.adcogov.org/one-stop-customer-center>.

The applicant has submitted construction documents for review. See Engineering Review comments.

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

County staff is aware that there is existing curb and gutter in place now however, County standards require that the curb, gutter and sidewalk be monolithic. See Engineering Review comments.

ENG5: 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.

ENG6: No building permits will be issued until all public improvements have been constructed, inspected

and preliminarily accepted by the County's Transportation Dept.

ENG7: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk.

ENG8: There are no engineering concerns for the rezoning or plat case however, the construction documents must be approved before this case can be scheduled for a zoning/plat hearing.

Commenting Division: ROW Review 2nd Review

Name of Reviewer: Marissa Hillje

Date: 04/25/2019

Email: mhillje@adcogov.org

Resubmittal Required

ROW1. Submit a title commitment which should be used to depict the applicable recordings on the plat. 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 any other party's interests are not encroached upon. All applicable easements/exceptions should be accurately shown and labeled on the plat.

ROW2. Remove Note 5 on sheet 1

ROW3. Revise sheet 2- see redlines

Commenting Division: Addressing Review 2nd Review

Name of Reviewer: Marissa Hillje

Date: 04/25/2019

Email: mhillje@adcogov.org

Complete

Address will not change

Commenting Division: Parks Review 2nd Review

Name of Reviewer: Aaron Clark

Date: 04/24/2019

Email: aclark@adcogov.org

Complete

1) The landscaping plan still shows a number of ash trees (genus Fraxinus). These should no longer be planted due to the ongoing threat of emerald ash borer.

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Erin McMorries

Date: 04/11/2019

Email:

Complete

Commenting Division: ROW Review

Name of Reviewer: Eden Steele

Date: 12/17/2018

Email:

Resubmittal Required

ROW1. Property Description/ Legal Description:

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.

ROW2. The following image is an example of the preferred format for the Ownership and Dedication signature blocks:

ROW3. All plats with public easements must have the following sentence in the dedication statement:

"The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements as shown on 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."

ROW4. 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."

ROW5. 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 # _____"

ROW6. 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.

ROW7. Submit a title commitment which should be used to depict the applicable recordings on the plat. 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 any other party's interests are not encroached upon.

ROW8. Include any other information required by State law.

ROW9. Add case number to top right of each sheet, and signature blocks for Planning Commission and Board of County Commissioners. "Chair" should appear under the signature lines.

ROW10. Address all redlines. There may be additional redlines on subsequent submittals

Commenting Division: Planner Review

Name of Reviewer: Emily Collins

Date: 12/14/2018

Email: ecollins@adcogov.org

Resubmittal Required

PLN4. CONDITIONAL USE COMMENTS:

- a. Please provide a site plan of the proposed development, including location of all structures, public improvements (drainage facilities), landscape, parking, and outdoor storage (including proposed material and pile height). Please show setbacks of any proposed structures to all property lines (not just the nearest property line).
- b. Please include a requested approval period for the conditional use permit.
- c. What is the purpose of the covered shed?
- d. Staff has concerns about the % of lot to be used for storage and the ability to install all required drainage facilities, parking, and landscaping.
 - A minimum number of bicycle parking spaces shall be provided, equal in number to five percent (5%) of the total number of automobile parking spaces provided, but not less than one (1) space.
 - The landscape plan must include details on irrigation method.
 - The landscape plan must include the survival standards as outlined in Section 4-16-11.
 - The landscape plan must demonstrate % living material vs. non-living material
- e. Please show location of any lighting on the property (freestanding poles, etc).
- f. Please show location of any proposed signage (building or freestanding).
- g. Screen fencing is required for all outdoor storage and must consist of a solid wood or masonry fence installed on the interior of any required landscape. Chain link with mesh is not acceptable.
 - Please show location of proposed fencing, including height, design, and materials.
- h. Staff is not supportive of the request for material stacking over the height of the fence. The site is within the Pecos Junction RTD Station and visible from adjacent rights-of-way.

PLN5. SUBDIVISION PLAT COMMENTS:

- a. Change title to "Rago Enterprises Subdivision"
- b. Add Planning Commission and Board of County Commissioners signature blocks
- c. A Subdivision Improvements Agreement and Public Land Dedication fees are required with final plat application. See attached calculations.
- d. Lot conforms to minimum I-1 dimensional requirements.
- e. A subdivision improvements agreement is required for any public improvements for the site. Please see attached template.

PLN6. REZONE COMMENTS:

- a. Rezone request complies with goals of Comprehensive plan and it compatible with surrounding area.

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 11/30/2018

Email: memmens@adcogov.org

Resubmittal Required

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0592H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

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

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page:
<http://www.adcogov.org/one-stop-customer-center>.

The applicant has submitted construction documents for review. See Engineering Review comments.

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

County staff is aware that there is existing curb and gutter in place now however, County standards require that the curb, gutter and sidewalk be monolithic. See Engineering Review comments.

ENG5: 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.

ENG6: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Transportation Dept.

ENG7: The developer is responsible for the repair or replacement of any broken or damaged section of curb

gutter and sidewalk.

ENG8: There are no engineering concerns for the rezoning or plat case however, the construction documents must be approved before this case can be scheduled for a zoning/plat hearing.

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 11/20/2018

Email: aclark@adcogov.org

Complete

PRK1: The landscape plan proposes both Green Ash and Autumn Purple Ash trees. Ash trees (genus Fraxinus) are no longer recommended for planting due to the spread of Emerald Ash Borer.



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

November 27, 2018

Emily Collins
Adams County Planning and Development
Transmission via email:
ECollins@adcogov.org

RE: Rago Office Building Minor Subdivision
Case No. PRC2018-00007
NW ¼ of the SE ¼ Sec. 9, T3S, R68W, 6th P.M.
Water Division 1, Water District 7

Dear Ms. Collins,

We have reviewed the above referenced proposal to create one lot through a minor subdivision process, which was illegally split in 2013. The property is located at 1551 Cargill Drive in Brighton and the Applicant is also requesting a change in zone from Industrial-3 (I-3) to Industrial-1 (I-1) and a conditional use permit to allow outdoor storage in excess of 100% of the building area.

Water Supply Demand

A Water Supply Information Summary Sheet was not submitted, therefore the water supply demand for this lot is unknown. Details of necessary information to be included in the subdivision water supply plan can be found on Attachment A of the Updated Memorandum Regarding Subdivisions, available online at

<http://water.state.co.us/groundwater/GWAdmin/Pages/SubdivisionWSP.aspx>.

Source of Water Supply

The proposed water source is the North Pecos Water and Sanitation District ("District"). A letter from the District, dated September 14, 2016, indicates that the District has the capacity to provide water and sanitary sewer service to the property as currently platted. The District is contracted with the Denver Water Department ("Denver Water") and obtains treated water on demand pursuant to Denver Water Distributor Contract No. 210. We consider Denver Water to be a reliable water supplier.

It appears that numerous monitoring and remediation wells have been drilled in the area. The applicant should be aware that all wells abandoned during the development process must be plugged and abandoned in accordance with Rule 16 of the Water Well Construction Rules and Well Abandonment Reports must be completed and submitted to our office for each abandoned well.

State Engineer's Office Opinion

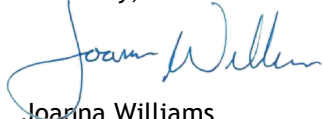
Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights, provided the District is committed to supply water the new lot.



Rago Office Building Minor Subdivision
November 27, 2018

Should you have any questions, please contact Ioana Comaniciu of this office at 303-866-3581 x8246.

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
Water Resource Engineer

Ec: Subdivision file 25401

Emily Collins

From: Loeffler - CDOT, Steven [steven.loeffler@state.co.us]
Sent: Monday, November 26, 2018 8:56 AM
To: Emily Collins
Subject: Re: PRC2018-00007 Rago Enterprises Request for Comments
Attachments: image003.jpg

Emily,

I have reviewed the referral for Rago Enterprises requesting a rezone from I-3 to I-1, Minor Subdivision (final Plat) to create 1 lot, and CUP to allow outdoor storage in excess of 100% of the building area, on property located at 1551 Cargill Drive, and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



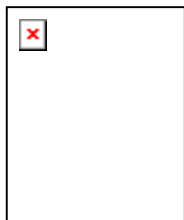
P 303.757.9891 | F 303.757.9886
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

On Tue, Nov 20, 2018 at 5:41 PM Emily Collins <ECollins@adcogov.org> wrote:

Good Afternoon:

Please see the attached Request for Comments on the above case. Comments are due by **Tuesday, December 11th**.

Thank you for your review!



Emily Collins, AICP

Planner III, *Community and Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, W2000A

Brighton, CO 80601

O: 720-523-6820 | ecollins@adcogov.org

www.adcogov.org

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



Karen Berry
State Geologist

December 3, 2018

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

Location:
SW NW SE Section 9,
T3S, R68W, 6th P.M.
39.8025, -105.0057

Subject: Rago Enterprises
Case Number PRC2018-00007; Adams County, CO; CGS Unique No. AD-19-0013

Dear Ms. Collins:

Colorado Geological Survey has reviewed the Rago Enterprises referral. I understand the applicant proposes (1) to rezone approximately 1.3 acre located at 1551 Cargill Drive from I-3 to I-1, (2) minor subdivision (final plat) to create one lot, (3) subdivision improvement agreement, and (4) conditional use permit to allow outdoor storage in excess of 100% of the building area, for equipment associated with a structural concrete contracting business.

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 rezoning, one-lot minor subdivision, SIA, and CUP 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, Arvada 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." A borehole log near the subject site on the Arvada geologic quadrangle indicates that there may be a six feet thick sand and gravel layer beneath six feet of clay. The NRCS Soil Survey rates the site soils as a "fair" 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 likely precludes 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



November 30, 2018

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

RE: Rago Enterprises, PRC2018-00007
TCHD Case No. 5294, 5295, 5296

Dear Ms. Collins,

Thank you for the opportunity to review and comment on the Rezoning from Industrial-3 to Industrial-1, Minor Subdivision to create one lot, Subdivision Improvement Agreement, and Conditional Use Permit to allow outdoor storage in excess of 100% of the building area located at 1551 Cargill Drive. 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.

Historic Landfill

According to TCHD's records, there are historic landfills located within 1,000 feet of the subject property referenced as Landfill No. AD-001, AD-002, AD-006, AD-007, AD-013, and AD-136. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. Because construction is planned on this property, we recommend the following:

1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review and approval.
2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.

Questions regarding this may be directed to Sheila Lynch at 720-200-1571 or slynch@tchd.org.

Vector Control - Storage

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. Items stored on the floor, tightly packed, and rarely moved provide potential harborage for rodents. Due to the variety of items to be potentially stored at this site, TCHD recommends that the applicant create a plan for regular pest control. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>

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

Sincerely,

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

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

cc: Sheila Lynch, Monte Deatrich, TCHD

HEALTH AND SAFETY PRACTICES DURING CONSTRUCTION ON OR NEAR FORMER LANDFILLS

If it has not been demonstrated that flammable gas is not present, the following health and safety practices shall be followed:

1. A flammable gas indicator will be utilized at all times during trenching, excavation, drilling, or when working within ten (10) feet of an open excavation.
2. Before personnel are permitted to enter an open trench or excavation, the trench or excavation will be monitored to ensure that flammable gas is not present in concentrations exceeding 1% and that oxygen is present at a minimum concentration of 19.5%. When in an excavation or trench, each work party will work no more than five (5) feet from a continuous flammable gas and oxygen monitor.
3. When trenching, excavating, or drilling deeper than two (2) feet into the fill, or in the presence of detectable concentrations of flammable gas, the soils will be wetted and the operating equipment will be provided with spark proof exhausts.
4. A dry chemical fire extinguisher, ABC rated, will be provided on all equipment used in the landfill.
5. Personnel within or near an open trench or drill hole will be fully clothed, and wear shoes with non-metallic soles, a hard hat and safety goggles or glasses.
6. Exhaust blowers will be used where trenches show a concentration of 1% flammable gas or a concentration of less than 19.5% oxygen.
7. Smoking will not be permitted in any area within one hundred (100) feet of the excavation.
8. Personnel will be kept upwind of any open trench unless the trench is continuously monitored.
9. All other applicable Safety and Health Regulations for Construction, as promulgated in 29 CFR by the Occupational Safety and Health Administration, shall be met. Applicable regulations include, but may not be limited to, the confined space standard (Part 1926.21(b)(6)(i) and (ii) in Subpart C); gases, vapors, fumes, dusts and mists (Part 1926.55 in Part 1926 Subpart E); fire protection and prevention (Part 1926 Subpart F); and trenching and excavation (Part 1926 Subpart P).
10. Compliance with the Occupational Safety and Health Administration's confined space requirements for general industry, as promulgated in 29 CFR 1910.146 and Appendices A- F.



April 23, 2019

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

RE: Rago Enterprises/1551 Cargill Drive, PRC2018-00007
TCHD Case No. 5552

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the second submittal of the Rezoning from Industrial-3 to Industrial-1, Minor Subdivision to create one lot, Subdivision Improvement Agreement, and Conditional Use Permit to allow outdoor storage in excess of 100% of the building area located at 1551 Cargill Drive. Tri-County Health Department (TCHD) staff previously reviewed the application for the first submittal of the Rezoning, Minor Subdivision, Subdivision Improvement Agreement, and Conditional Use Permit and, in a letter dated November 30, 2019 responded with the comments included below. TCHD has no further comments.

Historic Landfill

According to TCHD's records, there are historic landfills located within 1,000 feet of the subject property referenced as Landfill No. AD-001, AD-002, AD-006, AD-007, AD-013, and AD-136. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. Because construction is planned on this property, we recommend the following:

1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review and approval.
2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.

Rago Enterprises/1551 Cargill Drive

April 23, 2019

Page 2 of 2

Questions regarding this may be directed to Sheila Lynch at 720-200-1571 or slynch@tchd.org.

Vector Control - Storage

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. Items stored on the floor, tightly packed, and rarely moved provide potential harborage for rodents.

Due to the variety of items to be potentially stored at this site, TCHD recommends that the applicant create a plan for regular pest control. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>

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



September 26, 2019

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

RE: 1551 Cargill/Rago Enterprises, PRC2018-00007
TCHD Case No. 5863

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the third submittal of the Rezoning from Industrial-3 to Industrial-1, Minor Subdivision to create one lot, Subdivision Improvement Agreement, and Conditional Use Permit to allow outdoor storage in excess of 100% of the building area located at 1551 Cargill Drive. Tri-County Health Department (TCHD) staff previously reviewed the application for the first and second submittals of the Rezoning, Minor Subdivision, Subdivision Improvement Agreement, and Conditional Use Permit and provided comments in letters dated November 30 and April 23, 2019. Based on our review of the Flammable Gas Investigation and the materials provided in this submittal, TCHD has the following comments.

Historic Landfill

According to TCHD's records, there are historic landfills located within 1,000 feet of the subject property referenced as Landfill No. AD-001, AD-002, AD-006, AD-007, AD-013, and AD-136. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. Because construction is planned on this property, we recommend the following:

- 1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review and approval.*
- 2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.*
- 3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.*

The applicant submitted a Flammable Gas Investigation Plan (FGIP) on June 6, 2019. TCHD approved the FGIP on **May 21, 2019**. The applicant submitted a Flammable Gas Investigation Report, prepared by Kumar & Associates, Inc., dated July 2, 2019 (Report). The Report states: "Based on the laboratory results, no further investigations for methane are warranted."

Based on our review of the Report, it is the opinion of TCHD that no further action is required.

Vector Control - Storage

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. Items stored on the floor, tightly packed, and rarely moved provide potential harborage for rodents. Due to the variety of items to be potentially stored at this site, TCHD recommends that the applicant create a plan for regular pest control. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>

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, Warren Brown, TCHD



BUILDING AMERICA®

December 10, 2018

Emily Collins
Case Manager
Adams County
4430 S Adams County Pkwy
1st Floor, Suite W2000B
Brighton, CO 80601

Re: Comments regarding application for a change in zoning from I-3 to I-1; Minor Subdivision to create 1 lot; Subdivision Improvement Agreement; Conditional Use Permit, at the property located roughly 1551 Cargill Drive (the "Application")

Dear Ms. Collins:

Thank you for allowing Union Pacific Railroad Company ("UP") the opportunity to submit the following comments in response to the notice on the above-referenced Application. UP is a Delaware corporation that owns and operates a common carrier railroad network in the western half of the United States, including the State of Colorado. UP's rail network is vital to the economic health of Colorado and the nation as a whole and its rail service to customers in the Adams County area is crucial to the future success and growth of those customers.

The proposed location that is the subject of the Application, namely 1551 Cargill Drive ("Location"), is adjacent to UP's operating property. Any land planning decisions should consider that train volumes near the Location may increase in the future. UP also asks that the City and the applicant keep in mind that this is a vital rail corridor and nearby land uses should be compatible with this continuing rail use.

Increased Traffic Impact and Safety Concerns

The safety of UP's employees, customers, adjoining land owners, and the communities we operate through is our top priority. Any increase in traffic from the proposed change may render inadequate the current safety devices in place on any nearby at-grade crossings. Additionally, an increase of pedestrian and vehicular traffic may conflict with train operations causing trains to proceed more slowly through the area, and/or make more frequent emergency stops, which would make rail service less effective and efficient. Should this Application be approved, UP requests that the applicant, developer and the City examine any increase in vehicular and pedestrian traffic and the impacts on any nearby at-grade road crossings to see if any additional mitigation measures should be included.

Use of UP Right-of-Way

UP is concerned that any construction equipment used in this project at this Location will impede its right-of-way. UP objects to any use of its right-of-way that is not separately approved by the UP real estate department. UP must maintain sufficient right-of-way for future railroad expansion or connection track. UP also requires its land be retained for maintenance purposes.

Trespassing

Any increase in pedestrian traffic may increase the likelihood of trespassing onto the railroad right-of-way. UP requests that the developer and the City examine the impacts associated with the increased likelihood of trespassing in this Location and consider appropriate mitigation measures. For example, vandal resistant fencing at least 8 feet or taller (without impairing visibility), pavement markings and “no trespassing” signs designed to prevent individuals from trespassing onto the railroad tracks should be considered. Buffers and setbacks should also be required adjacent to the right-of-way.

Noise and Vibration Impact

UP’s 24-hour rail operations generate the noise and vibration one would expect from an active railway. Any increase in pedestrian and vehicular traffic may result in additional horn use by railroad employees. As a mitigation measure, the City should consider and make the public aware of the daytime and nighttime noise levels naturally occurring with rail service, including sounding horns at vehicle crossings where required, as well as the pre-existing and predictably-occurring vibration. These disclosures should note that train volume may increase in the future. The Application’s development plans should also include appropriate mitigation measures, such as construction of sound barrier walls or landscape buffers, and/or use of sound-proofing materials and techniques.

Drainage and Project Construction

UP requests the City ensure that the drainage plan relating to the Project does not shift storm water drainage toward UP property and infrastructure. Any runoff onto UP’s property may cause damage to its facilities resulting in a potential public safety issue. If the Project is approved, we ask that the City require the developer to mitigate all safety risks and the impacts of the railroad’s 24-hour operations during the construction of the Project, including contacting UP to arrange for flaggers for work performed within twenty-five feet (25’) of the nearest track.

UP appreciates the applicant and the City giving due consideration to the above concerns, as this proposed Application may result in impacts to land use and public safety. Please give notice to UP of all future hearings and other matters with respect to the Application as follows:

Schia Cloutier – Real Estate Property Management
Union Pacific Railroad Company
1400 Douglas Street - STOP 1690
Omaha, NE 68179
(402) 544-2255
smcloutier@up.com

Please do not hesitate to contact Schia Cloutier if you have any questions or concerns.

Sincerely,



Madeline E. Roebke
Senior General Attorney
Union Pacific Railroad Company

cc: Schia Cloutier
Sara Thompson Cassidy



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 11, 2018

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

Attn: Emily Collins

Re: Rago Enterprises, Case # PRC2018-00007

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Rago Enterprises 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.

The property owner/developer/contractor must complete the **application process** for any new natural gas or electric service, or modification to existing facilities 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

Emily Collins

From: Alex Ringsby [alex@ringsbyrealty.com]
Sent: Monday, November 26, 2018 3:07 PM
To: Emily Collins
Cc: Alex Ringsby
Subject: case - Rago - # PRC2018-00007

Emily,

We own some property on Pecos to the South of the subject property and were sent the request for comment. Mine are as follows and I would like them included verbatim and for the record: I see no reason for you to reduce the I-3 Zoning to I-1 to build a small office and create a new lot. Why would you create a reason to need a conditional use permit. This only creates problems for the next user and for the neighbors. We do not want the Zoning in the neighborhood changed and are therefore against this project if you force them to reduce the Zoning.

Alex



Alex Ringsby, SIOR
President
Ringsby Realty Corporation
1336 Glenarm Place, Suite 200
Denver, CO 80204
(303) 892-0120 Phone
(303) 589-4948 Mobile
alex@ringsbyrealty.com





Second Request for Comments

Case Name: Rago Enterprises / 1551 Cargill Drive
Case Number: PRC2018-00007

April 12, 2019

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

Rezone from Industrial-3 (I-3) to Industrial-1 (I-1); 2) Minor Subdivision (Final Plat) to create 1 lot; and 3) Subdivision Improvement Agreement (SIA); 4) Conditional use permit to allow outdoor storage in excess of 100% of the building area.

The Assessor's Parcel Numbers is **0182509400062**

Applicant Information: **SPUR 10 HOLDINGS LP
5610 FM2218 Road
Richmond, TX 77469-8966**

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 **April 30, 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.

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.

Libby Tart, AICP
Case Manager



Public Hearing Notification

Case Name:	Rago Enterprises
Case Number:	PRC2018-00007
Planning Commission Hearing Date:	12/12/2019 at 6:00 p.m.
Board of County Commissioners Hearing Date:	01/21/2020 at 9:30 a.m.

November 27, 2019

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

1) Rezone from Industrial-3 (I-3) to Industrial-1 (I-1); 2) Minor Subdivision (Final Plat) to create 1 lot; and 3) Subdivision Improvement Agreement (SIA); 4) Conditional use permit to allow outdoor storage in excess of 100% of the building area. The Assessor's Parcel Number is 0182509400062.

Applicant Information: SPUR 10 HOLDINGS LP
5610 FM 2218 RD
RICHMOND, TX 774698966

The hearing will be held in the Adams County Hearing Room located at 4430 S. Adams County Pkwy., 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 (CEDD) at (720) 523-6800 or (800) 824-7842 prior to the hearing date.

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

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

Greg Barnes

Planner III

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

PUBLICATION REQUEST

RAGO Enterprises

Case Number: PRC2018-00007

Hearing Location: 4430 S. Adams County Parkway, Brighton, CO 80601

Planning Commission Hearing Date: 12/12/2019 at 6:00 p.m.

Board of County Commissioners Hearing Date: 01/21/2020 at 9:30 a.m.

Request: 1) Rezone from Industrial-3 (I-3) to Industrial-1 (I-1); 2) Minor Subdivision (Final Plat) to create 1 lot; and 3) Subdivision Improvement Agreement (SIA); 4) Conditional use permit to allow outdoor storage in excess of 100% of the building area.

Location: 1551 CARGILL DR

Parcel Number: 0182509400062

Case Manager: Greg Barnes

Applicant and Owner: SPUR 10 HOLDINGS LP, 5610 FM 2218 RD, RICHMOND, TX 77469

Legal Description: KNOW ALL MEN BY THESE PRESENTS THAT SPUR 10 HOLDINGS LP, BEING THE OWNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2013000051329, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED BY SAID DOCUMENT AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9;

THENCE NORTH 00°03'19" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1517.23 FEET;

THENCE SOUTH 59°31'14" EAST, 104.81 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PECOS STREET, ALSO DESCRIBED AT RECEPTION NUMBER 2009000059721, ADAMS COUNTY RECORDS, AND THE POINT OF BEGINNING;

THENCE NORTH 00°55'42" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 267.20 FEET TO A POINT OF NON-TANGENT CURVE AND SAID CURVE ALSO BEING 10.00 FEET SOUTHWESTERLY MEASURED RADially FROM THE CENTERLINE OF A TRACK IDENTIFIED AS I.C.C. NO. 202;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, PARALLEL TO THE CENTERLINE OF SAID TRACK, AN ARC DISTANCE OF 281.14, SAID CURVE HAVING A RADIUS OF 414.42 FEET, A DELTA ANGLE OF 38°52'10", AND A CHORD BEARING OF SOUTH 65°40'33" EAST AND A CHORD DISTANCE OF 275.78 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A PARCEL DESCRIBED AT SPECIAL WARRANTY DEED RECEPTION NUMBER C0098269, AND CORRECTION SPECIAL WARRANTY DEED C1030091, ADAMS COUNTY RECORDS;

THENCE SOUTH 25°41'39" WEST ALONG SAID NORTHWESTERLY LINE, 258.52 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A ROAD EASEMENT DESCRIBED AT BOOK 1100, PAGE 104, AND VACATED AT BOOK 2902, PAGE 158, RESERVED AS A NON-EXCLUSIVE ROAD EASEMENT AT SPECIAL WARRANTY DEED RECEPTION NUMBER C0098269, ADAMS COUNTY RECORDS, AND ALSO KNOWN AS CARGILL DRIVE;

THENCE NORTH 59°31' 14" WEST ALONG SAID NORTHEASTERLY LINE, 156.51 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

BERKELEY WATER
Attn: Sharon Whitehair
4455 W 58TH AVE UNIT A
Arvada CO 80002

BERKELEY WATER & SAN DISTRICT
Attn: SHARON WHITEHAIR
4455 W 58TH AVE UNIT A
ARVADA CO 80002

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

Hyland Hills Park & Recreation District
Attn: Terry Barnhert
8801 Pecos St
Denver CO 80260

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

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

UNION PACIFIC RAILROAD
Attn: Melissa Meier
280 S 400 W
Salt Lake City UT 84101

North Pecos Water & Sanitation District
Attn: Russell Traska
6900 Pecos St
Denver CO 80221

UNION PACIFIC RAILROAD
Attn: Anna Palmer
1400 DOUGLAS ST STOP 1690
OMAHA NE 68179

NS - Code Compliance
Attn: Kerry Gress
kgress@adcogovorg

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

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

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

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

WESTMINSTER SCHOOL DISTRICT #50
Attn: Jackie Peterson
7002 Raleigh Street
WESTMINSTER CO 80030

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

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

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

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

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

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

5999 PECOS LLC UND 92.1875% AND
ACJW LLC UND 7.8125% INT
4880 PEARL ST
BOULDER CO 80301-2454

DENVER AND RIO GRANDE WESTERN RR COMPANY
THE/C/O PROPERTY TAX DEPARTMENT
1400 DOUGLAS ST STOP 1640
OMAHA NE 68179-1001

ALPINE LUMBER COMPANY
10170 CHURCH RANCH WAY UNIT 350
BROOMFIELD CO 80021-6061

EP INVESTMENTS LLC
20770 E I-76 FRONTAGE RD
BRIGHTON CO 80603

AMAR INC
4143 E 105TH AVE
THORNTON CO 80233-3903

EP INVESTMENTS LLC
20770 I-76 FRONTAGE RD
BRIGHTON CO 80603

BGE LLC
PO BOX 335
BRIGHTON CO 80601-0335

ESP VENTURES LLC
5750 PECOS ST
DENVER CO 80221-6619

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

HENDERSON RODNEY W
4052 SIMMS ST
WHEAT RIDGE CO 80033-3800

BRANNAN SAND AND GRAVEL COMPANY LLC
2500 BRANNAN WAY
DENVER CO 80229-7029

MILLERCOORS LLC
C/O TAX DEPARTMENT
3939 W HIGHLAND AVE/PO BOX 482
MILWAUKEE WI 53201-0482

BRODERICK INVESTMENT COMPANY
C/O CONNOLLY ROSANIA AND LOFSTEDT PC
950 SPRUCE ST SUITE 1C
LOUISVILLE CO 80027

MONTEFERRANTE ASSET MANAGEMENT LLC
5680 PECOS STREET
DENVER CO 80221

BRODERICK INVESTMENT COMPANY
C/O TOM CONNOLLY
950 SPRUCE ST STE 1C
LOUISVILLE CO 80027-1977

PECOS LOGISTICS PARK LLLP
4221 BRIGHTON BLVD
DENVER CO 80216-3719

CASTILLO THEODORE G
16164 ONEIDA CT
BRIGHTON CO 80602-7596

REGIONAL TRANSPORTATION DISTRICT
1600 BLAKE ST
DENVER CO 80202-1399

COMMERCE CITY GRAIN LLC
ATTN CHAD SLUMP
1875 LAWRENCE ST STE 1400
DENVER CO 80202

RINGSBY TERMINALS INC
1336 GLENARM PL STE 200
DENVER CO 80204-2115

RODRIGUEZ JOSE M
1435 KOKAI CIR
DENVER CO 80221-3998

WHITE DIANE E
OR CURRENT RESIDENT
5650 PECOS ST
DENVER CO 80221-6641

SPUR 10 HOLDINGS LP
5610 FM 2218 RD
RICHMOND TX 77469-8966

CURRENT RESIDENT
5880 LIPAN ST
DENVER CO 80216-1049

STEWART JAMES
5650 PECOS STREET
DENVER CO 80221

CURRENT RESIDENT
5885 LIPAN ST
DENVER CO 80216-1049

UNION PACIFIC RAILROAD
PROPERTY TAX DEPARTMENT
1400 DOUGLAS STOP 1640
OMAHA NE 68179-1640

CURRENT RESIDENT
1300 W 62ND AVE
DENVER CO 80221-2428

UNION PACIFIC RAILROAD COMPANY
C/O PROPERTY TAX DEPARTMENT
1400 DOUGLAS STOP 1640
OMAHA NE 68179-1640

CURRENT RESIDENT
6045 LIPAN ST
DENVER CO 80221-3011

UNION PACIFIC RAILROAD COMPANY
C/O PROPERTY TAX DEPARTMENT
1800 FARNAM STREET 10TH FLOOR SOUTH
OMAHA NE 68102-2010

CURRENT RESIDENT
6135 LIPAN ST STE 101
DENVER CO 80221-3035

UNION PACIFIC RAILROAD COMPANY
C/O PROPERTY TAX DEPARTMENT
1400 DOUGLAS ST
OMAHA NE 68179-1001

CURRENT RESIDENT
6135 LIPAN ST STE 102
DENVER CO 80221-3035

ESP VENTURES LLC
OR CURRENT RESIDENT
5750 PECOS ST
DENVER CO 80221-6619

CURRENT RESIDENT
6135 LIPAN ST STE 103
DENVER CO 80221-3035

MONTEFERRANTE ASSET MANAGEMENT LLC
OR CURRENT RESIDENT
5680 PECOS STREET
DENVER CO 80221

CURRENT RESIDENT
6135 LIPAN ST STE 104
DENVER CO 80221-3035

TRUJILLO WILLIE RAYMOND AND
TRUJILLO ORALIA CLARA
OR CURRENT RESIDENT
5584 QUIVAS ST
DENVER CO 80221-1761

CURRENT RESIDENT
6135 LIPAN ST STE 105
DENVER CO 80221-3035

CURRENT RESIDENT
6135 LIPAN ST STE 106
DENVER CO 80221-3035

CURRENT RESIDENT
6135 LIPAN ST STE 116
DENVER CO 80221-3035

CURRENT RESIDENT
6135 LIPAN ST STE 107
DENVER CO 80221-3035

CURRENT RESIDENT
6135 LIPAN ST STE 117
DENVER CO 80221-3035

CURRENT RESIDENT
6135 LIPAN ST STE 108
DENVER CO 80221-3035

CURRENT RESIDENT
6135 LIPAN ST STE 118
DENVER CO 80221-3035

CURRENT RESIDENT
6135 LIPAN ST STE 109
DENVER CO 80221-3035

CURRENT RESIDENT
6135 LIPAN ST STE 119
DENVER CO 80221-3035

CURRENT RESIDENT
6135 LIPAN ST STE 110
DENVER CO 80221-3035

CURRENT RESIDENT
6135 LIPAN ST STE 201
DENVER CO 80221-3042

CURRENT RESIDENT
6135 LIPAN ST STE 111
DENVER CO 80221-3035

CURRENT RESIDENT
6135 LIPAN ST STE 202
DENVER CO 80221-3042

CURRENT RESIDENT
6135 LIPAN ST STE 112
DENVER CO 80221-3035

CURRENT RESIDENT
6135 LIPAN ST STE 203
DENVER CO 80221-3042

CURRENT RESIDENT
6135 LIPAN ST STE 113
DENVER CO 80221-3035

CURRENT RESIDENT
6135 LIPAN ST STE 204
DENVER CO 80221-3042

CURRENT RESIDENT
6135 LIPAN ST STE 114
DENVER CO 80221-3035

CURRENT RESIDENT
6135 LIPAN ST STE 205
DENVER CO 80221-3042

CURRENT RESIDENT
6135 LIPAN ST STE 115
DENVER CO 80221-3035

CURRENT RESIDENT
6135 LIPAN ST STE 206
DENVER CO 80221-3042

CURRENT RESIDENT
6135 LIPAN ST STE 207
DENVER CO 80221-3042

CURRENT RESIDENT
6135 LIPAN ST STE 217
DENVER CO 80221-3042

CURRENT RESIDENT
6135 LIPAN ST STE 208
DENVER CO 80221-3042

CURRENT RESIDENT
6135 LIPAN ST STE 218
DENVER CO 80221-3042

CURRENT RESIDENT
6135 LIPAN ST STE 209
DENVER CO 80221-3042

CURRENT RESIDENT
6135 LIPAN ST STE 219
DENVER CO 80221-3042

CURRENT RESIDENT
6135 LIPAN ST STE 210
DENVER CO 80221-3042

CURRENT RESIDENT
5400 PECOS ST
DENVER CO 80221-6404

CURRENT RESIDENT
6135 LIPAN ST STE 211
DENVER CO 80221-3042

CURRENT RESIDENT
5595 PECOS ST UNIT A
DENVER CO 80221-6409

CURRENT RESIDENT
6135 LIPAN ST STE 212
DENVER CO 80221-3042

CURRENT RESIDENT
5555 PECOS ST UNIT A
DENVER CO 80221-6416

CURRENT RESIDENT
6135 LIPAN ST STE 213
DENVER CO 80221-3042

CURRENT RESIDENT
5555 PECOS ST UNIT B
DENVER CO 80221-6416

CURRENT RESIDENT
6135 LIPAN ST STE 214
DENVER CO 80221-3042

CURRENT RESIDENT
5555 PECOS ST UNIT C
DENVER CO 80221-6416

CURRENT RESIDENT
6135 LIPAN ST STE 215
DENVER CO 80221-3042

CURRENT RESIDENT
5555 PECOS ST UNIT D
DENVER CO 80221-6416

CURRENT RESIDENT
6135 LIPAN ST STE 216
DENVER CO 80221-3042

CURRENT RESIDENT
5555 PECOS ST UNIT E
DENVER CO 80221-6416

CURRENT RESIDENT
5555 PECOS ST UNIT F
DENVER CO 80221-6416

CURRENT RESIDENT
5855 PECOS ST
DENVER CO 80221-6644

CURRENT RESIDENT
5590 PECOS ST
DENVER CO 80221-6424

CURRENT RESIDENT
5800 PECOS ST
DENVER CO 80221-6645

CURRENT RESIDENT
5750 PECOS ST STE 1
DENVER CO 80221-6609

CURRENT RESIDENT
5890 PECOS ST
DENVER CO 80221-6645

CURRENT RESIDENT
5750 PECOS ST STE 3
DENVER CO 80221-6609

CURRENT RESIDENT
5929 PECOS ST
DENVER CO 80221-6646

CURRENT RESIDENT
5750 PECOS ST STE 6
DENVER CO 80221-6609

CURRENT RESIDENT
5931 PECOS ST
DENVER CO 80221-6646

CURRENT RESIDENT
1451 CARGILL DR
DENVER CO 80221-6635

CURRENT RESIDENT
5975 PECOS ST
DENVER CO 80221-6646

CURRENT RESIDENT
5610 PECOS ST
DENVER CO 80221-6641

CURRENT RESIDENT
5999 PECOS ST
DENVER CO 80221-6646

CURRENT RESIDENT
5678 PECOS ST
DENVER CO 80221-6641

CURRENT RESIDENT
5750 PECOS ST STE 9
DENVER CO 80221-6667

CURRENT RESIDENT
5686 PECOS ST
DENVER CO 80221-6641

CURRENT RESIDENT
5676 PECOS ST UNIT A
DENVER CO 80221-6671

CURRENT RESIDENT
5801 PECOS ST
DENVER CO 80221-6644

CURRENT RESIDENT
5676 PECOS ST UNIT B
DENVER CO 80221-6671

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the property at 1551 Cargill Drive on November 25, 2019, in accordance with the requirements of the Adams County Development Standards and Regulations.

Handwritten signature of J. Gregory Barnes in black ink.

J. Gregory Barnes