COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

CASE NO.: PRC2019-00020
CASE NAME: BRANNAN SAND & GRAVEL

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COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT STAFF REPORT

Board of County Commissioners September 1, 2020

Case No.: PRC2019-00020	**Case Name: Brannan Sand & Gravel**
Owner's Name:	Pit 10, LLC
Applicant's Name:	Fred Marvel, Brannan Sand & Gravel
Applicant's Address:	2500 E. Brannan Way, Denver, CO 80229
Location of Requests:	2601 W. 60th Avenue
Nature of Requests:	1. Conditional use permit application to allow recycling operations in the Industrial-2 and Industrial-3 zone districts; 2. Conditional use permit application to allow accessory outdoor storage exceeding ten acres in the Industrial-2 and Industrial-3 zone districts; 3. Conditional use permit application to allow stacking of materials up to fifty (50) feet in height and above the height of any screen fencing.
Zone Districts:	Industrial-2, Industrial-3
Comprehensive Plan:	Activity Center
Site Size:	23.6 acres
Proposed Uses:	Heavy Manufacturing or Processing
Existing Use:	(Unpermitted) Heavy Manufacturing or Processing
Hearing Date(s):	**PC: July 9, 2020 / 6:00 p.m.** **BOCC: September 1, 2020 /9:30 a.m.**
Report Date:	July 10, 2020
Case Manager:	Greg Barnes
PC Recommendation:	DENIAL with 14 Findings-of-Fact

SUMMARY OF APPLICATION

Background

Brannan Sand & Gravel is requesting three conditional use permits for a recycling facility use with accessory outdoor storage exceeding ten acres and an outdoor material stacking of up to

fifty (50) feet. The 23.6-acre subject property is located at 2601 W. 60th Avenue. The site is within both the Industrial-2 (I-2) and Industrial-3 (I-3) zone districts.

The applicant has utilized this property without a permit for over 25 years for the processing, storage, and sale of recycled asphalt and concrete material. The material is stockpiled at the site and routed throughout the Denver metropolitan area for various construction projects. In October 1995, Adams County sent a notice of violation informing the property owner that the use was not allowed without a conditional use permit. Subsequently, no conditional use permit was issued, and the facility continued to operate out of compliance with county regulations.

In June 2012, the Board of County Commissioners approved a conditional use permit at 5880 Lipan Street for Brannan Sand & Gravel that allowed the outdoor storage of aggregate material exceeding 10 acres and up to 35 feet in height. As part of that approval, a condition was included to require the operations at the subject property of this request to cease and for the site to be vacated by June 2019. As of July 2020, the applicant has not ceased operations nor vacated the site.

In May 2017, an inspection of the site was conducted by Adams County, the Tri-County Health Department, and the Colorado Division of Public Health & Environment. The team found: that the facility was operating without proper permitting; that the site was used for outdoor storage that was not associated with the business; that the site was being used for a 30-foot tall pile of shingles which constituted an unpermitted disposal of solid waste and potentially may have included asbestos shingles; that the operation had resulted in an illicit discharge into the Clear Creek; and that the facility was storing and stockpiling materials on an adjoining property owned by Adams County.

Over the next few months, Brannan Sand & Gravel began to remedy specific violations discovered at the May 2017 inspection. A settlement agreement was reached in November 2017 between Brannan Sand & Gravel and Adams County. The agreement formalized a timeline for the site to come into compliance. Although the terms of the agreement were initially met by the applicant, a request for extension of deadlines was granted in February 2018. The final step for the applicant to fully comply with the terms of this agreement is approval of the subject conditional use permits. The agreement required that these approvals happen by June 2019. At that time, the County issued a notice of noncompliance to the applicant. The subject applications were received in December 2019.

Site Characteristics and Environmental Considerations:

The subject property has direct access to West 60th Avenue along its southern boundary and approximately 1,700 linear feet of frontage on the public roadway. The site is located approximately 800 feet to the northeast of the intersection of Federal Boulevard and W. 60th Avenue. Federal Boulevard has ramp access onto Interstate-76 just southwest of the site giving the site relatively easy access to the federal highway system.

The site consists of 23.6 acres, of which approximately 90% is designated with I-2 zoning and the remainder is designated with I-3 zoning, which is located on the western edge of the

property. Although there are existing stockpiles on the site that are 30-50 feet in height, the property does not appear to have significant natural terrain.

The site borders the Clear Creek to the north and west. The entire site is impacted by floodplain according to the Federal Emergency Management Agency (FEMA). Approximately 11 acres of the northern and western portions of the site is located within the floodway. This designation by FEMA means that the land area must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Reservation of the areas is necessary to ensure that there are no increases in upstream flood elevations. The remainder of the property on the southern and eastern portions of the site are within the 100-year floodplain. These areas have a 1% greater chance of flooding each year. Two lakes are located just to the northwest of the subject property.

For the aggregate material to be stored in the floodplain, a Floodplain Use Permit is required. Brannan Sand & Gravel has applied for this permit, which is currently under review by the Mile High Flood District (MHFD). MHFD is developing an updated flood map for this area of Clear Creek that is currently being reviewed by FEMA. The revisions to the flood map are based on modeling that show a wider floodway in the area, which includes the area where the proposed stockpiles are located. To obtain an approved Floodplain Use Permit, Brannan will be required to demonstrate that they can implement measures to mitigate the effects of the stockpiles in the floodplain.

Surrounding Zoning Designations and Existing Use Activity:

Northwest **PUD / I-3** **Industrial / Clear Creek**	**North** **PUD/I-2/I-3** **Industrial / Clear Creek**	**Northeast** **I-3** **Clear Creek**
West **PUD / I-1/ I-3** **Commercial / Industrial**	**Subject Property** **I-2/I-3** **Recycling Facility (Out of Compliance)**	**East** **I-3** **Lake / Right-of-Way**
Southwest **I-3** **RTD Rail Station**	**South** **I-2/I-3** **Vacant**	**Southeast** **I-3** **I-76 Right-of-Way**

Compatibility with the Surrounding Land Uses:

The existing land uses in the area consist mostly of industrial and vacant properties. In 2019, the Clear Creek at Federal Commuter Rail Station became operational and is an important gateway to Southwest Adams County; there are 300 parking spaces intended to serve those who use the Gold Line to access Union Station in Downtown Denver to the south or Wheat Ridge to the west. The introduction of the nearby commuter rail station has resulted in an increase in pedestrian traffic and is expected to serve as a catalyst for more transit-oriented development in the area. The applications for recycling facilities, outdoor storage, and stockpiles of material reaching up to 50 feet in height are incompatible with the surrounding area and particularly the highly trafficked commuter rail station. The request for stockpiles of up to 50 feet are likely to become

windswept and create hazards for pedestrians in the area, while also being clearly visible from the existing Federal Station.

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

The future land use designation on the property is Activity Center. Per Chapter 5 of the County's Comprehensive Plan, the Activity Center future land use designated areas are intended to allow high-intensity residential, retail, and office development. The Activity Center designated areas are intended to increase employment and increase the tax base, while creating a mix of uses to create a pedestrian environment that is supportive of transit.

The subject property falls within the Southwest Area Plan, the Federal Boulevard Framework Plan, and the Clear Creek Valley Transit Oriented Development Plan. The vision for the Clear Creek at Federal Station is to create a new, vibrant, transit-oriented community amenity within walking distance of the transit station. New retail, employment, entertainment and living opportunities within the envisioned Village Center will serve the needs of the existing community and maintain the area as an employment center for Adams County. The area shall maintain and enhance existing commercial corridors and existing residential neighborhoods. Development in the area is to create new connections with surrounding residential and commercial areas and revitalize older commercial, industrial, or underutilized areas. Mixed-use development and sustainable practices will be encouraged in the Clear Creek at Federal Station. Open space and recreational opportunities will be an important part of the area's development. The activity center is expected to enhance the area's role as a gateway to Southwest Adams County. Planning guidelines for this Area Plan state that the County will discourage land use patterns in transit corridors and around transit stations that may preclude future transit-oriented development. The plan also specifically discourages land consumptive uses related to agriculture or heavy industry such as outdoor storage.

Based on the Adams County Comprehensive Plan's future land designation and the goals of the County's Clear Creek Valley Transit Oriented Development Plan, the subject application does not conform to the County's long-term goals for the region. In addition, the proposed applications may impede future development in the area for high-density mixed-use development with an abundance of open space and recreational options.

Development Standards and Regulations Requirements:

Per Section 3-07-01 of the Adams County Development Standards and Regulations, a conditional use permit is required for recycling facilities in the I-2 and I-3 zone districts. Section 4-10-02-04-09 requires conditional use permits for accessory outdoor storage in excess of ten acres in the I-2 and I-3 zone districts, and for the stacking of materials taller than the height of the required screen fencing. The three applications filed by the applicant are in accordance with these sections.

Chapter 4 of the County's Development Standards and Regulations sets forth specific performance standards to ensure that uses mitigate negative impacts to surrounding areas by requiring site plans that meet aesthetic and functionality requirements to ensure that the use of a property is not detrimental to or incompatible with the surrounding area.

Section 4-10-02-04-07 of the County's Development Standards and Regulations outlines specific performance standards for the recycling facilities use. These standards require an eight-foot-tall screen or security fence to enclose the outdoor storage. The standards require control plans to abate both nuisance and the traffic. The facility will also be required to maintain recordkeeping detailing amounts and types of material stockpiled at the site

Section 4-10-02-04-09 of the County's Development Standards and Regulations outlines specific performance standards for the outdoor storage use. These standards also require all outdoor storage to be enclosed by a screen fence not to exceed eight feet in height. All outdoor storage shall consist of nonhazardous materials as determined by the Colorado Department of Public Health and Environment. All outdoor storage shall be designed with adequate access areas and shall meet all requirements of the local fire district.

Parking requirements are discussed in Section 4-12 of the Adams County Development Standards. All access driveways and required parking spaces are required to be covered with asphalt or concrete. Loading zones are also discussed in these requirements and shall be designed to prevent queueing of traffic on to public roadways.

The site will be expected to conform to the Adams County Development Standards for landscaping. Per Section 4-16-07, a minimum of 10% of the overall site area (approximately 2.4 acres) shall be designated for landscaping. Of this required landscape area, at least 50% (1.2 acres) is to be located along public roadways. Therefore, the applicant shall be expected to provide a 30-foot-wide streetscape buffer along the portions of the property fronting W. 60th Avenue. An additional 1.2 acres of open landscaped area shall be spread throughout the site.

Per Section 4-13 of the Development Standards, the applicant shall conform to the County's Operational Standards. These regulations prevent nuisance to the surrounding properties. The proposed recycling facility and associated outdoor storage will be expected to conform to these regulations to mitigate lighting, vibration, noise, and dust.

The applicant has submitted a site plan and landscape plan that partially conforms to the performance standards for the use. Overall, the proposed development can be improved to better conform with these standards. Should the Board of County Commissioners indicate that the proposed uses are suitable for the property, staff will recommend a continuance of the request to allow staff more time to ensure compliance with the County's Development Standards and Regulations.

PLANNING COMMISSION UPDATE:

The Planning Commission (PC) considered this case on July 9, 2020 and voted (5-0) to recommend denial of the requests. The applicant's representative spoke at the meeting and provided additional information regarding the historical timeline of the facility. The PC expressed concerns regarding the applicant's history of noncompliance. Other noted concerns were related to the negative impact that the existing facilities may have on future development. The PC also noted that the proposed use could relocate to another site to be operational. There was no one from the public to speak in favor or in opposition to the request.

Staff Recommendations:
Based upon the application, the criteria for approval of a conditional use permit, and a recent site visit, staff recommends denial of the request with 14 findings-of-fact.

Recommended Findings-of-Fact:

1. The conditional use is not permitted in the applicable zone district.
2. The conditional use is inconsistent with the purposes of these standards and regulations.
3. The conditional use will not comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is incompatible with the surrounding area, not harmonious with the character of the neighborhood, detrimental to the immediate area, detrimental to the future development of the area, and detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has not addressed all off-site impacts.
6. The site is unsuitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will not provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. The request for outdoor storage is incompatible with the Adams County Comprehensive Plan, does not comply with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and does not comply with all other applicable requirements of the Adams County Development Standards and Regulations.
9. Aesthetic concerns have not been taken into consideration during the site design and placement of the outdoor storage.
10. The request for a recycling facility is incompatible with the Adams County Comprehensive Plan, does not comply with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and does not comply with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
11. The applicant has not documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and Environment, Tri-County Health Department, Fire District, and other relevant agencies.
12. The proposed facility will cause significant traffic congestion or traffic hazards.
13. The request is incompatible with the surrounding area.
14. The site will impact health and welfare of the community based upon specific recycling facility design and operating procedures.

PUBLIC COMMENTS

Notices Sent	Number of Responses
162	2

Property owners and residents within 1,500 feet of the site were notified of the subject request. As of writing this report, staff has received two responses regarding the application. ARMOS Investments expressed concern that the proposed use may have a negative impact on the use of

their property. They wished to remain updated on the proposed timeline of the use, if approved. In addition, staff received one comment from Dan Micek in support of the request.

COUNTY AGENCY COMMENTS

Upon receipt of these applications, staff identified concerns that the requested conditional use permits may not be compatible with the surrounding area. Future development surrounding the Clear Creek at Federal Station may be negatively affected by the proposed stockpile heights and outdoor storage. In addition, staff identified that additional landscaping and screening techniques may improve the application. Although compliance with the County's Development Standards is a criterion for approval, it was noted that full conformance with these standards would not remedy the existing concerns regarding compatibility and land use. Rather than ask the applicant to invest further in an application that will not receive a recommendation of approval, staff proposed scheduling the hearing with a recommendation of denial. Should the Planning Commission and Board of County Commissioners determine that the use may be compatible with surrounding area and will not be a detriment to future development, then staff will ask the Board for a continuance on this case to work with the applicant on engineering and landscaping design of the site.

REFERRAL AGENCY COMMENTS

During the referral process, the Tri-County Health Department identified concern with fugitive dust from the proposed facility. No other concerns were noted from those referral agencies that were notified.

Responding with Concerns:
Tri-County Health Department

Responding without Concerns:
Colorado Department of Natural Resources, Division of Water Resources
Colorado Department of Transportation
City of Arvada
Denver Water
Adams County Fire
Regional Transportation District
Xcel Energy

Notified but not Responding / Considered a Favorable Response:
Adams County Sheriff
Arvada Fire District
Berkeley Neighborhood Group
Berkeley Sanitation District
Century Link
City of Westminster
Colorado Geologic Survey
Colorado Division of Mining & Reclamation Safety
Comcast
Crestview Water & Sanitation

Goat Hill Neighborhood
Mapleton School District
Metro Wastewater Reclamation
Mobile Gardens
North Lincoln Water & Sanitation District
North Pecos Water & Sanitation District
Northridge Estates at Gold Run HOA
Pecos Logistics Park Metropolitan District
Perl Mack Neighborhood
Pomponio Terrace Metropolitan District
The TOD Group
Union Pacific Railroad
US Postal Service
US Environmental Protection Agency
Westminster Fire District
Westminster School District #50

Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Brannan Sand & Gravel

PRC2019-00020

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For display purposes only.

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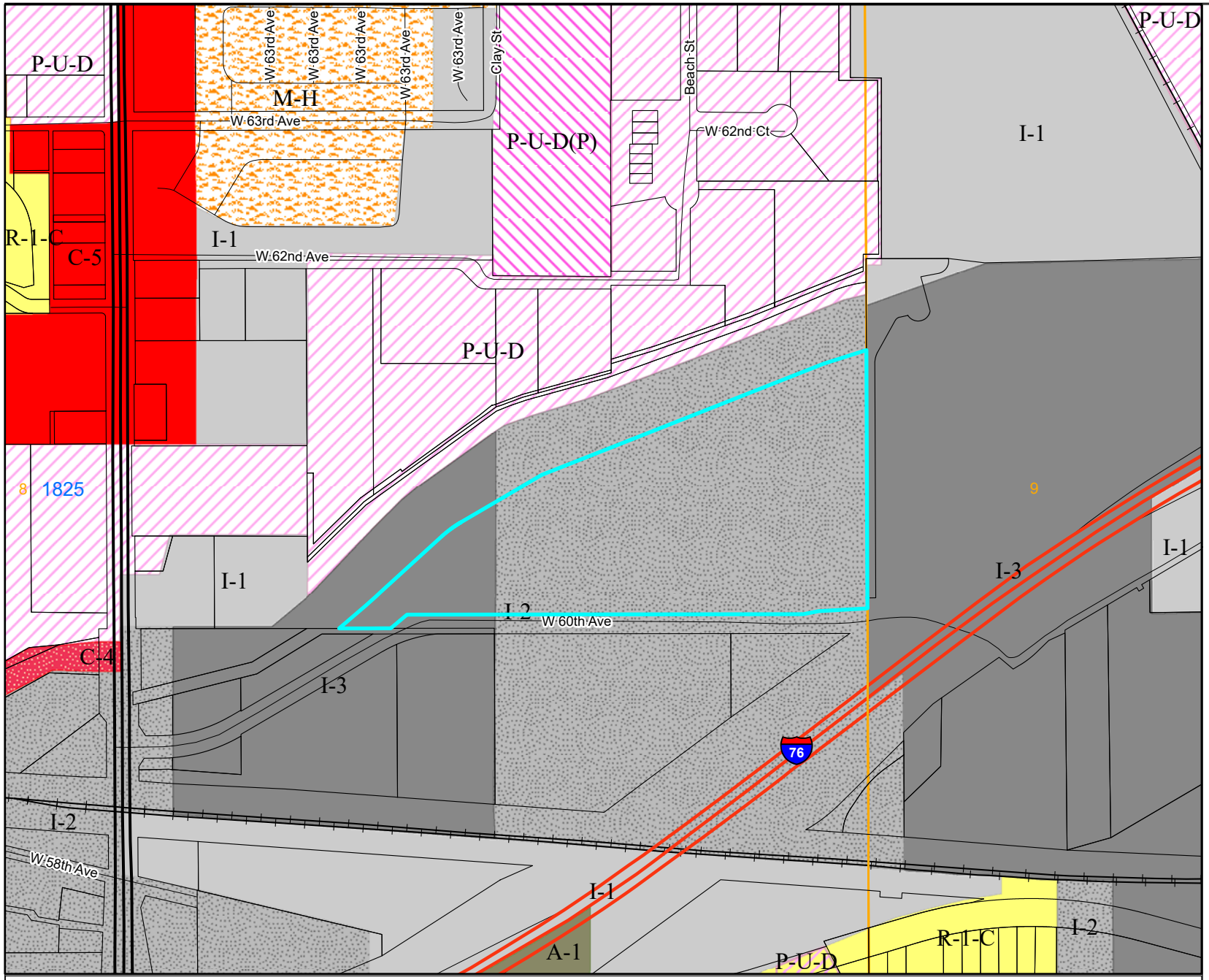
This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

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

Brannan Sand & Gravel

PRC2019-00020

N

For display purposes only.

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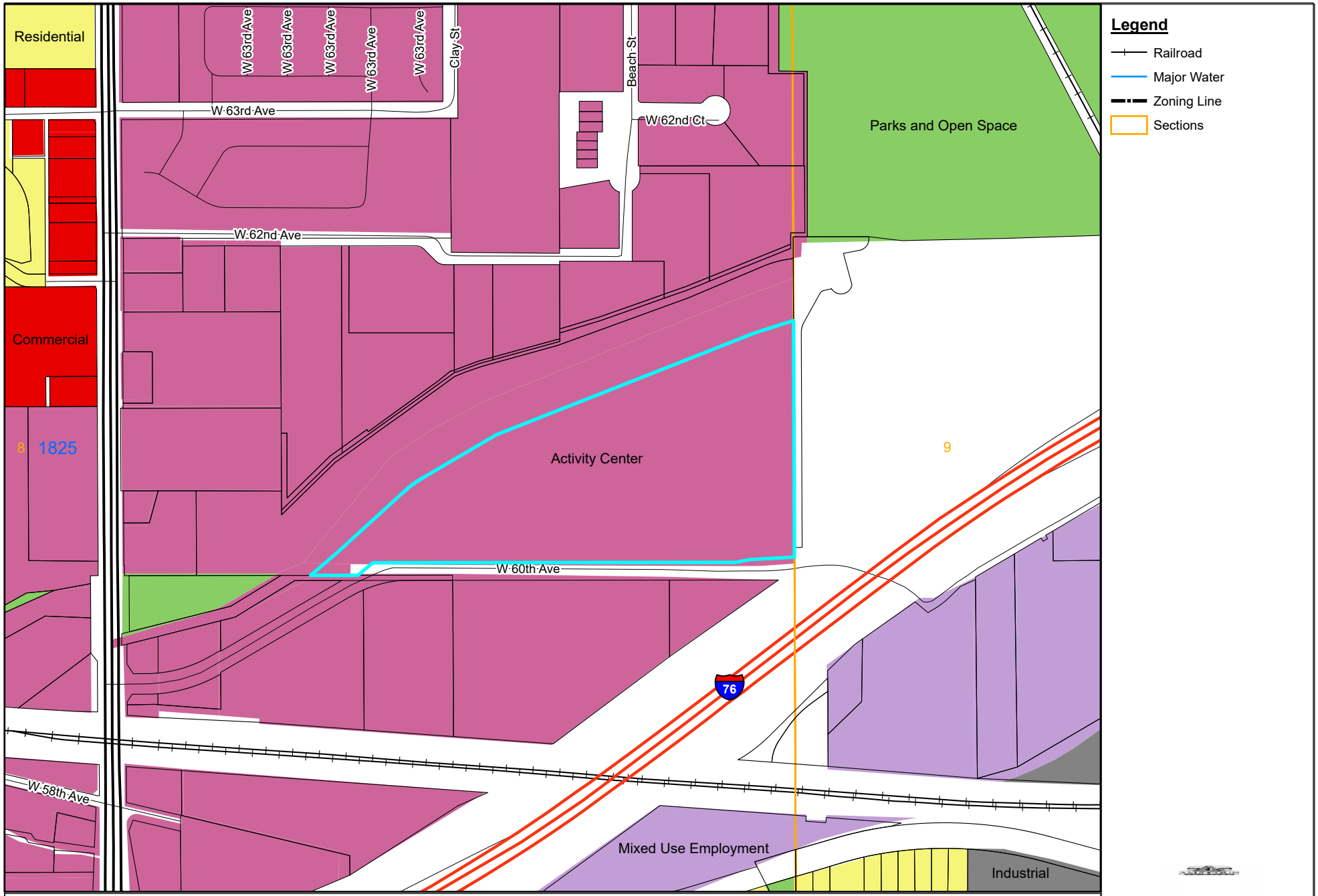


Brannan Sand & Gravel

PRC2019-00020

BRANNAN Companies

26 April 2019

Adams County Economic and Community Development
4430 South Adams County Parkway
Brighton, Colorado 80601

Re: Submittal of Land Use Application, Pit 10, 2601 West 60th Avenue

Dear Adams County officials:

On behalf of Pit 10, LLC, please find under this cover an application related to 2601 W. 60th Avenue in unincorporated Adams County.

The Applicant, as Brannan Sand and Gravel, has operated in this area of Adams County for many years, and on the specific subject property for no less than 20 years. The property at 2601 W. 60th Avenue is zoned for industrial use, in the I-2 zone district with a small piece of I-3 zoning at its western edge. Based on Pit 10's recent work with Adams county related to this land -- including code enforcement communications and more recently a Conceptual Review Meeting in November 2018 – we agree that formal plan review will alleviate concerns about appropriate site improvements, the scope and timing of transition plans, and the application of County comprehensive plan aspirational goals for the general vicinity.

While the County staff and plans articulate a general desire to redevelop the area, and the Applicant has engaged with experts on this prospect, it is apparent that the regulatory status of 2601 West 60th Avenue as a jurisdictional floodplain is a substantial impediment to any change in the long-term economic use of this site. The site is currently undergoing floodplain analysis, both as part of a larger study of Clear Creek and on a site-specific basis. The immediate site-specific use of the property is under study by ICON Engineering and will be packaged as an Adams County floodplain use permit application as soon as available. The resolution of Clear Creek floodplain mapping is critical to effective long-term grading and drainage plans, as well as identification of riverbank stabilization and channelization opportunities in conjunction with Urban Drainage or other agencies.

The application process for the existing/proposed land use at 2601 West 60th Avenue is intended to define expectations for the immediate future of the site. It is not a redevelopment plan, nor does the Applicant intend to determine the appropriate future use of the property at this time. After careful deliberation, we believe that subdivision and other steps toward redevelopment are most appropriately addressed in a separate process. The current process is directed at assessing compliance with County industrial zoning standards and specifically reviewing operations that will enable and actively manage the transition to future land uses.

It is significant that the site has operated in more or less its present form for many years, with the involvement of Adams County officials along the way. That ongoing use informs our understanding of the terms and application of Adams County regulations, as noted in the attached narrative. But it is more importantly emblematic of Brannan's positive working relationship with the County, which we endeavor to continue. Based on Adams County direction, Brannan has invested nearly $2 million in grading and material processing work in the last two years, and we have modified operations to reduce stockpile footprint and height. The process envisioned by the enclosed application will allow us to continue in this direction, making operations more compact and compliant with zoning plans.

Thank you in advance for the work of Adams County staff and the boards and commissions.

Sincerely,

Fred Marvel, Manager
for Pit 10, LLC

2500 East Brannan Way | Denver | CO 80229 | 303.534.1231 Tel | 303.534.1236 Fax
www.brannan1.com

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

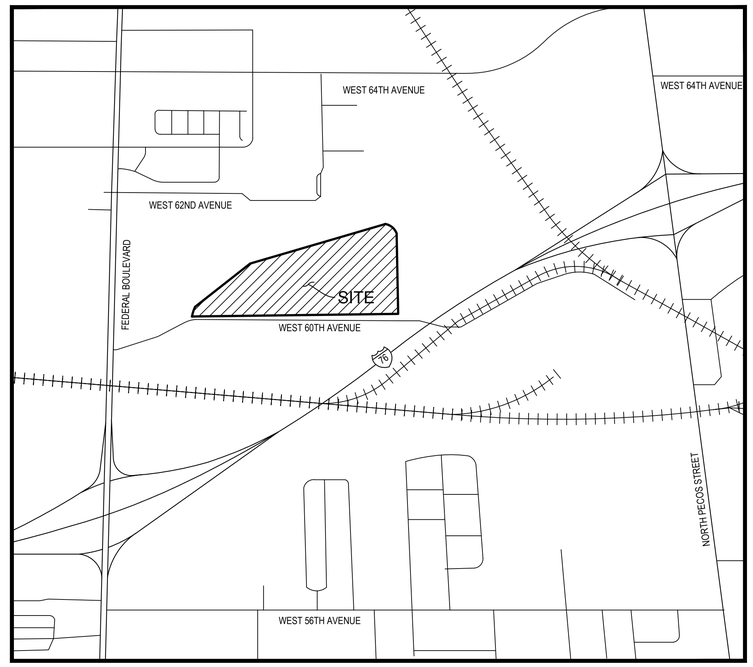
CONDITIONAL USE PERMIT - PIT R

BRANNAN SAND AND GRAVEL
2601 WEST 60TH AVENUE
SITUATED IN THE NORTHEAST CORNER OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH
PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO

PRIVATE IMPROVEMENT CONSTRUCTION PLANS

GENERAL NOTES:

1. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT THE ADAMS COUNTY CONSTRUCTION INSPECTOR SUPERVISOR AT 720-523-6965.
2. ALL CONCRETE CURB, GUTTER AND WALK MUST BE POURED MONOLITHICALLY USING 4,500 psi CONCRETE WITH FIBER MESH.
3. ALL MATERIAL SUBMITTALS MUST BE APPROVED, STAMPED AND SIGNED, BY THE ENGINEER OF RECORD AND, SUBMITTED TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR FOR APPROVAL PRIOR TO CONSTRUCTION/INSTALLATION.
4. THE CONTRACTOR IS REQUIRED TO SUBMIT COPIES OF ALL CONCRETE AND ASPHALT TICKETS TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING AND, IS REQUIRED TO SUBMIT ALL TEST RESULTS TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR.
6. THE CONTRACTOR IS REQUIRED TO REMOVE A MINIMUM OF TWO (2) FEET OF EXISTING ASPHALT FOR ALL CURB AND GUTTER REPLACEMENT.
7. ALL UTILITY CUTS IN EXISTING STREETS ARE REQUIRED TO BE BACKFILLED WITH FLOWFILL AND, PATCHED WITH A MINIMUM OF 9-INCH ASPHALT PATCH.
8. A COPY OF THE GEOTECHNICAL REPORT SPECIFYING THE PAVEMENT THICKNESS DESIGN MUST BE SUBMITTED FOR REVIEW.
9. PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL UTILITIES. THE DEVELOPER/CONTRACTOR/ENGINEER, MUST SUPPLY THE LINEAL FOOTAGES AND THE NUMBER OF SERVICE CUTS REQUIRED FOR ALL UTILITIES.
10. PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL CONCRETE AND ASPHALT FACILITIES. PRIOR TO THE ISSUANCE OF THESE PERMITS, THE DEVELOPER/CONTRACTOR/ENGINEER, MUST SUPPLY THE SQUARE YARDAGE/SQUARE FOOTAGES OF ALL CONCRETE AND ASPHALT BEING INSTALLED.
11. THE SIA MUST BE COMPLETED WITH APPROPRIATE COLLATERAL, ALONG WITH THE PROPOSED PLAT, PRIOR TO THE ISSUANCE OF ANY ROW ACCESS/CONSTRUCTION PERMIT.
12. NO C.O.'S WILL BE ISSUED FOR ANY BUILDING CONSTRUCTION UNTIL ALL ROW IMPROVEMENTS HAVE BEEN COMPLETED AND HAVE BEEN GRANTED PRELIMINARY ACCEPTANCE.
13. UPON COMPLETION OF ALL CONSTRUCTION, A DRAINAGE CERTIFICATION LETTER, AND APPROPRIATE AS-BUILT CONSTRUCTION DRAWINGS AND INFORMATION WILL BE REQUIRED. THIS LETTER WILL BE STAMPED AND SIGNED BY THE ORIGINAL DESIGN ENGINEER.



VICINITY MAP

SCALE: 1"=600'

BENCHMARK:

PER THE ADAMS COUNTY DATASHEET FOR WEST ADAMS COUNTY DENSIFICATION STATION NAME 95.0244, STATION NUMBER: 0244, A 3-1/4" ALUMINIUM DISK SET IN 6" PVC PIPE W/LOGO CAP, STAMPED "95.0244 1995 3S68W S17" LOCATED SOUTHWEST OF THE INTERSECTION WEST 56TH AVENUE AND ZUNI STREET. ELEVATION 5271.33 NAVD 1988 DATUM.

NOTE:

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

LEGEND

- EX STORM INLET
- EX STORM SEWER W/MH — ST
- EX SANITARY SEWER W/MH — SS
- EX WATER — W
- EX OVERHEAD ELECTRIC — OE
- EX UTILITY POLE
- PROPERTY BOUNDARY
- PR SIDEWALK
- EX CONTOURS — 5221 — 5220
- PR CONTOURS — 5220 — 5221

SHEET INDEX

1 COVER SHEET
2 EXISTING CONDITIONS SURVEY
3 SITE PLAN
4 DRAINAGE PLAN
5 EROSION CONTROL PLAN
6 PARKING PLAN

811 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.

DEVELOPER:
BRANNAN SAND AND GRAVEL COMPANY, LLC
2500 EAST BRANNAN WAY
DENVER, CO 80229
T. 1-303-534-1231

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

ISSUE DATE: 11-25-2019	PROJECT #: 190915
DATE	REVISION COMMENTS

Filepath: P:\190915\ENGINEERING\CONDITIONAL USE PERMIT\PRIVATE\PRIVATE COVER.DWG Layout: LAYOUT1
Plotted: 11/25/2019
Plotted: MON\05\04\20 3:01:05P By: Mark West

LEGAL DESCRIPTION: (FROM CLIENT)

A PARCEL OP LAND LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 8, THENCE SOUTH 00 DEGREES 07 MINUTES 03 SECONDS EAST, 1650.60 FEET ALONG THE EAST LINE OF SAID SECTION 8 TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 4180, PAGE 409, ADAMS COUNTY RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 07 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 8 920.29 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OP LAND AS DESCRIBED IN BOOK 3374, PAGE 318, ADAMS COUNTY RECORDS,
THENCE SOUTH 86 DEGREES 54 MINUTES 20 SECONDS WEST ALONG SAID NORTH LINE 169.81 FEET;
THENCE SOUTH 78 DEGREES 58 MINUTES 16 SECONDS WEST ALONG SAID NORTH LINE 56.02 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 3432, PAGE 154, ADAMS COUNTY RECORDS;
THENCE NORTH 89 DEGREES 58 MINUTES 13 SECONDS WEST ALONG SAID NORTH, LINE 1411.70 FEET;
THENCE SOUTH 49 DEGREES 53 MINUTES 18 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 3432, PAGE 154 A DISTANCE OF 77.56 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 8;
THENCE NORTH 89 DEGREES 58 MINUTES 13 SECONDS WEST ALONG SAID EAST-WEST CENTERLINE 183.64 FEET MORE OR LESS TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 4180, PAGE 409, ADAMS COUNTY RECORDS;
THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING SIX COURSES:
1. NORTH 49 DEGREES 25 MINUTES 25 SECONDS EAST, 122.50 FEET;
2. NORTH 47 DEGREES 42 MINUTES 36 SECONDS EAST, 356.79 FEET;
3. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 433.51 FEET AND A CENTRAL ANGLE OF 11 DEGREES 59 MINUTES 07 SECONDS;
4. NORTH 59 DEGREES 41 MINUTES 43 SECONDS FAST, 331.34 FEET;
5. NORTH 68 DEGREES 33 MINUTES 27 SECONDS EAST, 1080.62 FEET;
6. NORTH 72 DEGREES 24 MINUTES 16 SECONDS EAST, 155.30 FEET TO THE TRUE POINT OF BEGINNING.
NOTE: THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY SELLARDS & GRIGGS, INC. , JOB NO. 93-085-021,

BASIS FOR BEARINGS:

THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEARS SOUTH 00°13'39" EAST (BY PUBLISHED COORDINATES), TAKEN FROM THE CDOT, RIGHT-OF-WAY PLANS PROJECT NO: STE CO120-019, ON FILE IN LAND SURVEY PLATS, BOOK 1, PAGE 4952, RECEPTION NO. 2017-187, ADAMS COUNTY RECORDS.
THIS DRAWING IS IN STATE PLANE COORDINATES (GROUND) NAD83 CENTRAL ZONE
THE COMBINED SCALE FACTOR IS: 0.999791991 (1/X=1.000208052).
ALL BEARINGS SHOWN HEREON ARE RELATIVE (ROTATED) THERETO. #ONUMENTS EXIST AS SHOWN HEREON.

NOTICE:

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

THE LINEAL UNITS USED AND SHOWN HEREON IS U. S. SURVEY FOOT.

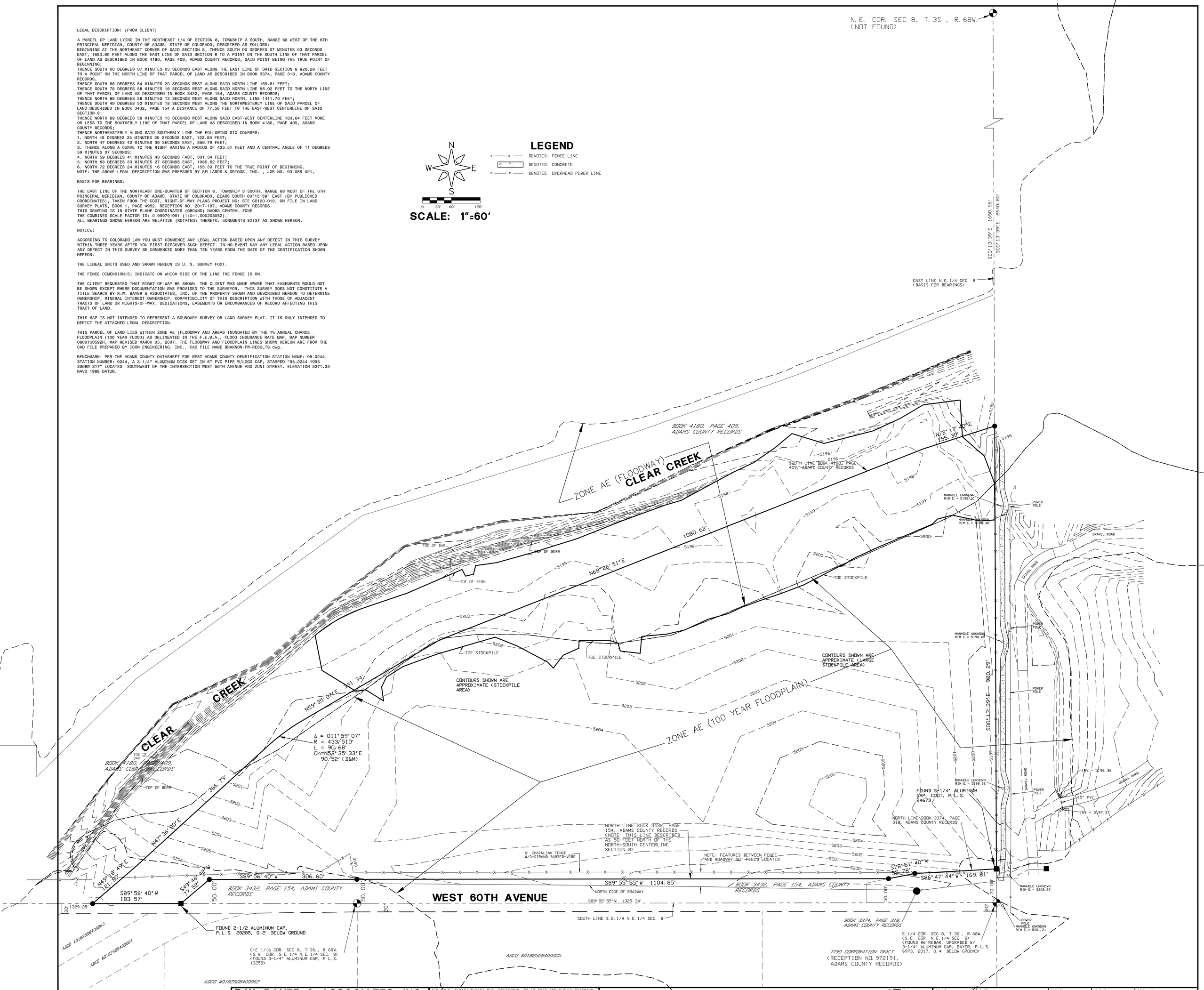
THE FENCE DIMENSION(S) INDICATE ON WHICH SIDE OF THE LINE THE FENCE IS ON.

THE CLIENT REQUESTED THAT RIGHT-OF-WAY BE SHOWN. THE CLIENT WAS MADE AWARE THAT EASEMENTS WOULD NOT BE SHOWN EXCEPT WHERE DOCUMENTATION WAS PROVIDED TO THE SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP, MINERAL INTEREST OWNERSHIP, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, DEDICATIONS, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

THIS MAP IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY OR LAND SURVEY PLAT. IT IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

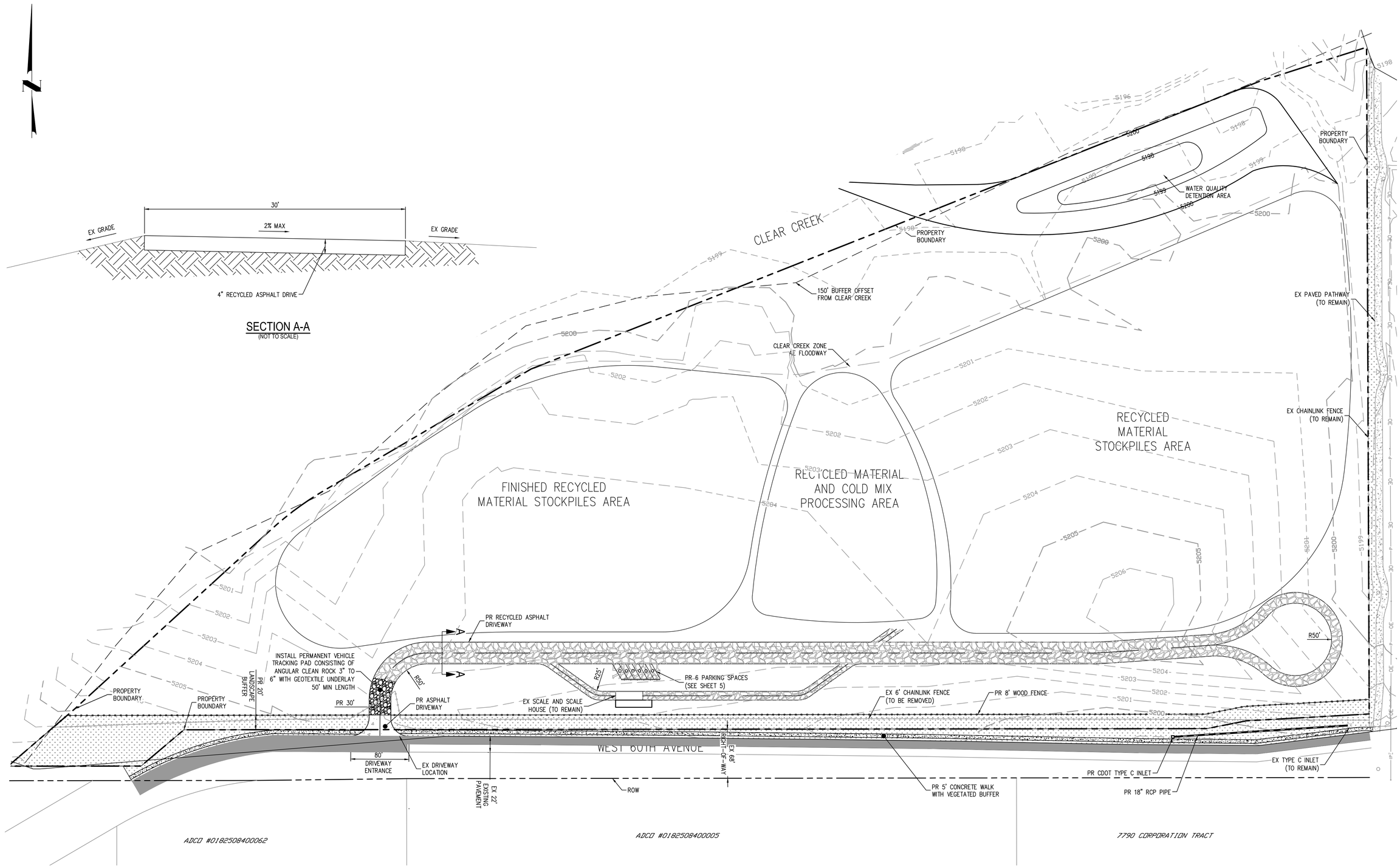
THIS PARCEL OF LAND LIES WITHIN ZONE AE (FLOODWAY AND AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN (100 YEAR FLOOD) AS DELINEATED IN THE F.E.M.A., FLOOD INSURANCE RATE MAP, MAP NUMBER 08001C0592H, MAP REVISED MARCH 05, 2007. THE FLOODWAY AND FLOODPLAIN LINES SHOWN HEREON ARE FROM THE CAD FILE PREPARED BY ICON ENGINEERING, INC., CAD FILE NAME BRANNON-FW-RESULTS.dwg.

BENCHMARK: PER THE ADAMS COUNTY DATASHEET FOR WEST ADAMS COUNTY DENSIFICATION STATION NAME: 95.0244, STATION NUMBER: 0244, A 3-1/4" ALUMINUM DISK SET IN 6" PVC PIPE W/LOGO CAP, STAMPED "95.0244 1995 3568W S17" LOCATED SOUTHWEST OF THE INTERSECTION WEST 56TH AVENUE AND ZUNI STREET. ELEVATION 5271.33 NAVD 1988 DATUM.



R.W. BAYER & ASSOCIATES, INC. 2090 EAST 104TH AVENUE, SUITE 200 THORNTON, COLORADO 80233-4316 (303) 452-4433 rwbsurveying@hotmail.com	CAD FILE: B18134/B18134.DWG REVISIONS: 09-12-2018 ADD FLDWAY EXISTING & ADDITIONAL TOPO SOUTH OF FLDWAY LINE / 09-28-2018 ADDED NEW TOPO IN N.W. CORNER /	**PIT R TOPOGRAPHIC MAPPING** PART OF NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.	SCALE: 1"=60'	DATE: JULY 18, 2018	DRW BY: G.A.B. / CKD BY: R.B. / PROJ. NO: 2018-134
			BOOK: 698/703	PAGE: 137/46	FILE NO: 8-38-218L / SHEET: 1 OF 1

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



FILEPATH: P:\190915\ENGINEERING\CONDITIONAL USE PERMIT\PRIVATE\CUP - PR IMPROVEMENT PLAN.DWG LAYOUT: PR IMP PLAN
10 XREFs: 190915-drainage plan[U] e-base-byot, e-legal-byot, e-topo[U], e-utils-byot, dg, p-base, p-legal, p-storm, p-topo
PLOTTED: MON 05/04/20 3:01:08P BY: MARK WEST

811 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.

60 0 60 120
SCALE: 1" = 60'

DESIGNED BY: DESIGNER
CHECKED BY: REVIEWER
DRAWN BY: DRAFTER

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

BRANNAN SAND AND GRAVEL

CONDITIONAL USE PERMIT - PIT R
SITE PLAN

ISSUE DATE: 11-25-2019 | PROJECT #: 190915

DATE	REVISION COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
3
3 OF 6

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

LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CONTOURS (5229, 5230)
- PROPOSED CONTOURS (5229, 5230)
- PROPOSED STORM SEWER
- PROPOSED DRAINAGE BASIN
- LANDSCAPE AREA ADRAIN
- SURFACE FLOW DIRECTION
- EMERGENCY OVERFLOW LOCATION

BASIN DESIGNATION — BASIN OS 1 — 5-YR RATIONAL (POST-PROJECT) C COEFFICIENT
BASIN SIZE IN ACRES — AREA 1.23 AC — MINOR 0.45 MAJOR 0.67 — 100-YR RATIONAL (POST-PROJECT) C COEFFICIENT
1 BASIN DESIGN POINT

RUNOFF SUMMARY TABLE

BASIN	DESIGN POINT	AREA (AC)	IMPERVIOUS %	Q_5 (CFS)	Q_{100} (CFS)
Road (exist)	1	3.49	12.3	0.39	2.56
Road (prop)	1	3.49	16.9	0.60	3.09
Site (exist)	2	21.18	2.7	0.35	10.18
Site (prop)	2	21.18	2.7	0.35	10.18

DETENTION POND SUMMARY TABLE

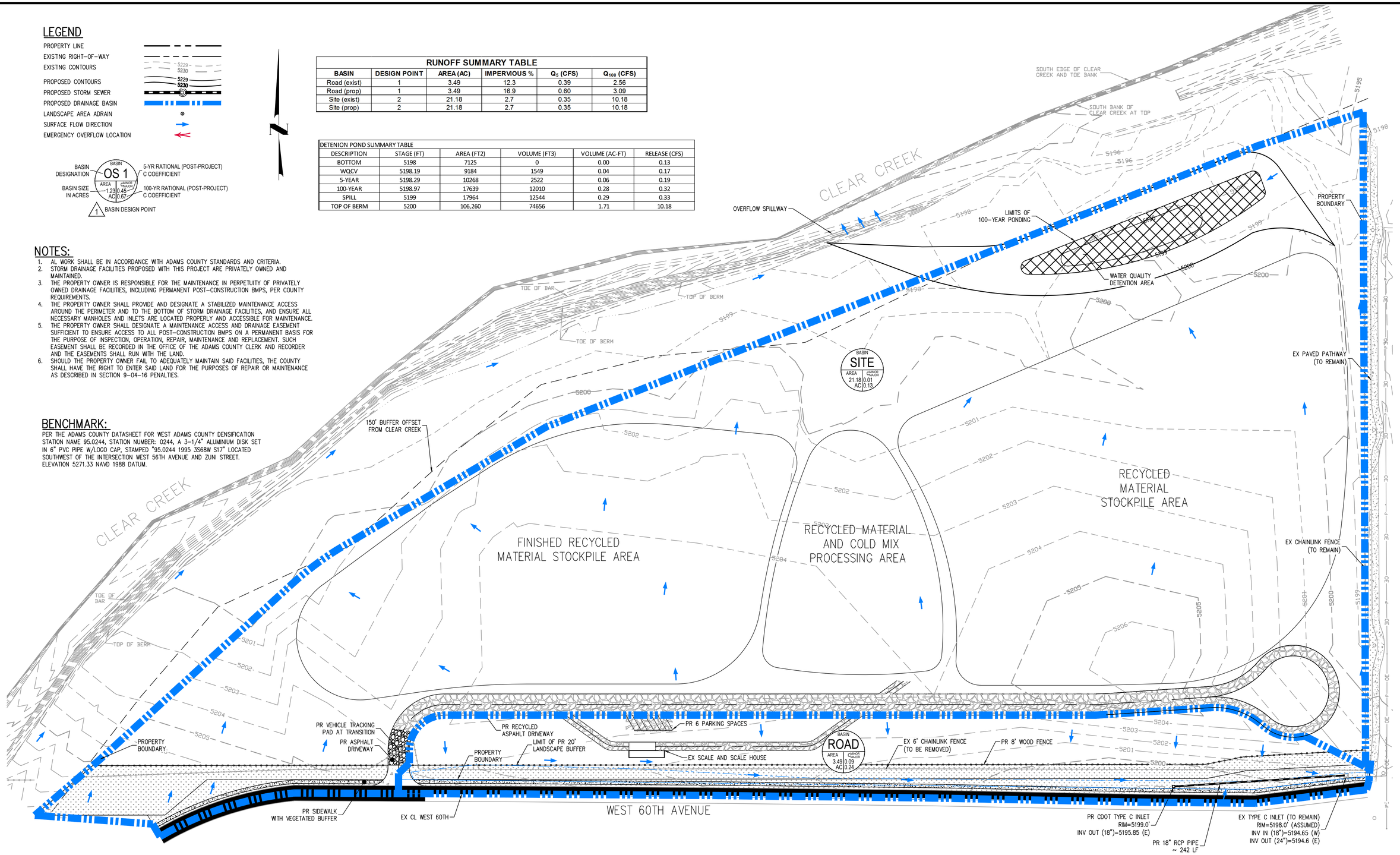
DESCRIPTION	STAGE (FT)	AREA (FT2)	VOLUME (FT3)	VOLUME (AC-FT)	RELEASE (CFS)
BOTTOM	5198	7125	0	0.00	0.13
WQCV	5198.19	9184	1549	0.04	0.17
5-YEAR	5198.29	10268	2522	0.06	0.19
100-YEAR	5198.97	17639	12010	0.28	0.32
SPILL	5199	17964	12544	0.29	0.33
TOP OF BERM	5200	106,260	74656	1.71	10.18

NOTES:

1. AL WORK SHALL BE IN ACCORDANCE WITH ADAMS COUNTY STANDARDS AND CRITERIA.
2. STORM DRAINAGE FACILITIES PROPOSED WITH THIS PROJECT ARE PRIVATELY OWNED AND MAINTAINED.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE IN PERPETUITY OF PRIVATELY OWNED DRAINAGE FACILITIES, INCLUDING PERMANENT POST-CONSTRUCTION BMPS, PER COUNTY REQUIREMENTS.
4. THE PROPERTY OWNER SHALL PROVIDE AND DESIGNATE A STABILIZED MAINTENANCE ACCESS AROUND THE PERIMETER AND TO THE BOTTOM OF STORM DRAINAGE FACILITIES, AND ENSURE ALL NECESSARY MANHOLES AND INLETS ARE LOCATED PROPERLY AND ACCESSIBLE FOR MAINTENANCE.
5. THE PROPERTY OWNER SHALL DESIGNATE A MAINTENANCE ACCESS AND DRAINAGE EASEMENT SUFFICIENT TO ENSURE ACCESS TO ALL POST-CONSTRUCTION BMPS ON A PERMANENT BASIS FOR THE PURPOSE OF INSPECTION, OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT. SUCH EASEMENT SHALL BE RECORDED IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER AND THE EASEMENTS SHALL RUN WITH THE LAND.
6. SHOULD THE PROPERTY OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF REPAIR OR MAINTENANCE AS DESCRIBED IN SECTION 9-04-16 PENALTIES.

BENCHMARK:

PER THE ADAMS COUNTY DATASHEET FOR WEST ADAMS COUNTY DENSIFICATION STATION NAME 95.0244, STATION NUMBER: 0244, A 3-1/4" ALUMINIUM DISK SET IN 6" PVC PIPE W/LOGO CAP, STAMPED "95.0244 1995 3S68W S17" LOCATED SOUTHWEST OF THE INTERSECTION WEST 56TH AVENUE AND ZUNI STREET. ELEVATION 5271.33 NAVD 1988 DATUM.



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PLOTTED: MON 05/04/20 3:01:16P BY: MARK WEST

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.

SCALE: 1" = 60'

DESIGNED BY: DESIGNER
CHECKED BY: REVIEWER
DRAWN BY: DRAFTER

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

BRANNAN SAND AND GRAVEL

CONDITIONAL USE PERMIT - PIT R
DRAINAGE PLAN

ISSUE DATE: 11-25-2019 PROJECT #: 190915

DATE	REVISION COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. 4

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

BMP LEGEND:

APPROX. LIMIT OF CONSTRUCTION AND DISTURBED AREA		LOC LOC
SILT FENCE	SF	
INLET PROTECTION	IP	
STABILIZED STAGING AREA	SSA	
VEHICLE TRACKING CONTROL	VTC	
SEDIMENT CONTROL LOG	SCL	SCL SCL
SANDY SOIL MIX	SSM	

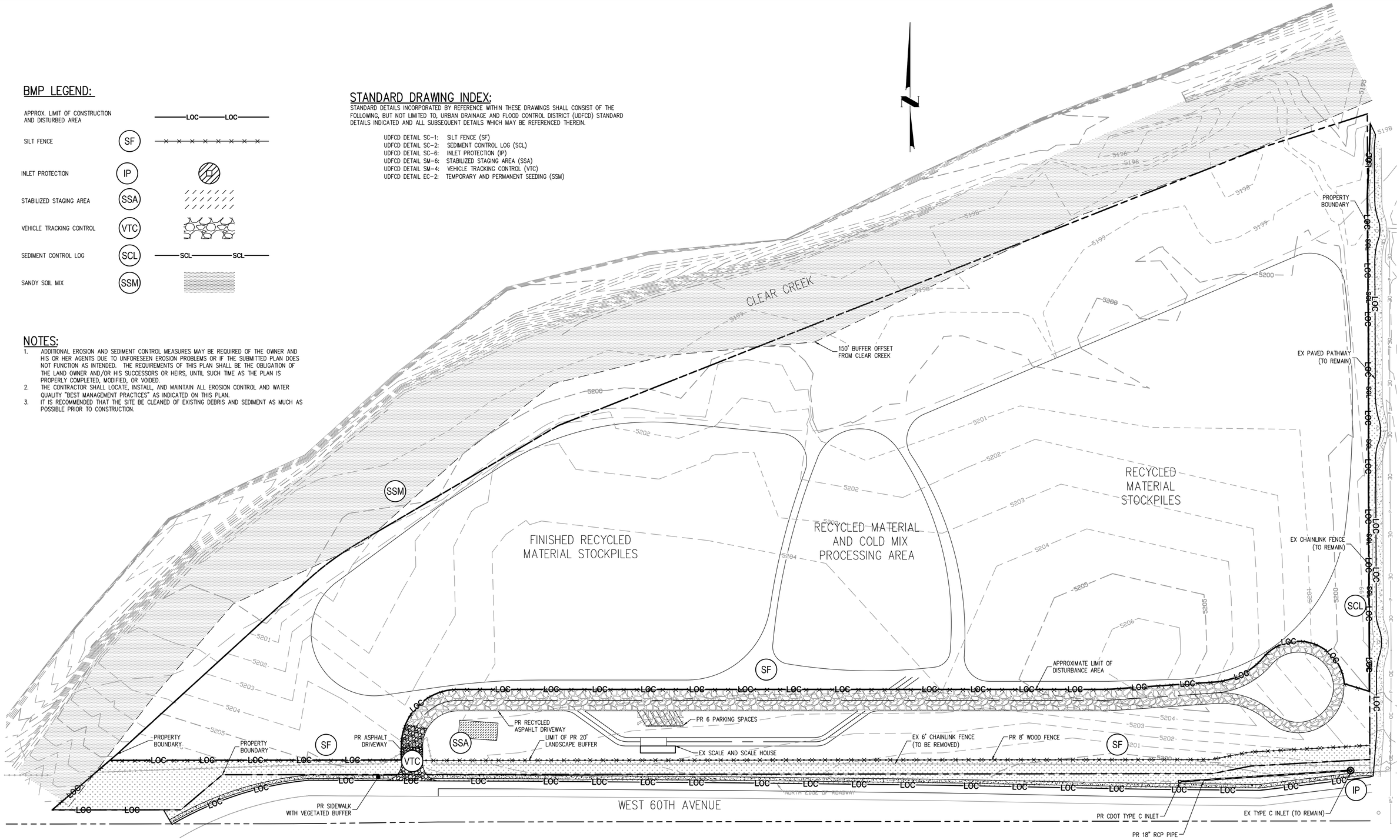
STANDARD DRAWING INDEX:

STANDARD DETAILS INCORPORATED BY REFERENCE WITHIN THESE DRAWINGS SHALL CONSIST OF THE FOLLOWING, BUT NOT LIMITED TO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD) STANDARD DETAILS INDICATED AND ALL SUBSEQUENT DETAILS WHICH MAY BE REFERENCED THEREIN.

UDFCD DETAIL SC-1: SILT FENCE (SF)
UDFCD DETAIL SC-2: SEDIMENT CONTROL LOG (SCL)
UDFCD DETAIL SC-6: INLET PROTECTION (IP)
UDFCD DETAIL SM-6: STABILIZED STAGING AREA (SSA)
UDFCD DETAIL SM-4: VEHICLE TRACKING CONTROL (VTC)
UDFCD DETAIL EC-2: TEMPORARY AND PERMANENT SEEDING (SSM)

NOTES:

1. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL BE THE OBLIGATION OF THE LAND OWNER AND/OR HIS SUCCESSORS OR HEIRS, UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED, OR VOIDED.
2. THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY "BEST MANAGEMENT PRACTICES" AS INDICATED ON THIS PLAN.
3. IT IS RECOMMENDED THAT THE SITE BE CLEANED OF EXISTING DEBRIS AND SEDIMENT AS MUCH AS POSSIBLE PRIOR TO CONSTRUCTION.



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60 0 60 120
SCALE: 1" = 60'

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BRANNAN SAND AND GRAVEL

CONDITIONAL USE PERMIT - PIT R
EROSION CONTROL

ISSUE DATE: 11-25-2019 PROJECT #: 190915

DATE	REVISION COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
5
5 OF 6

FILEPATH: P:\190915\ENGINEERING\EROSION\EROSION CONTROL.DWG, LAYOUT: LAYOUT1
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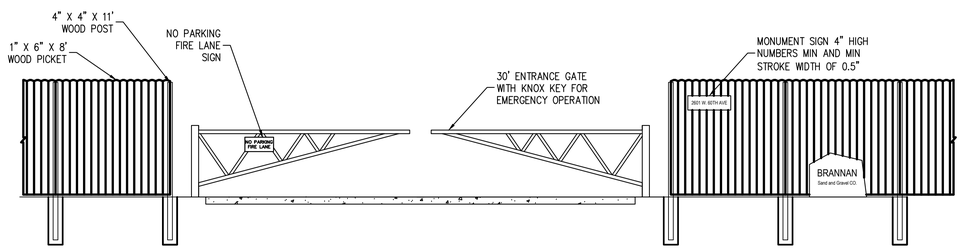
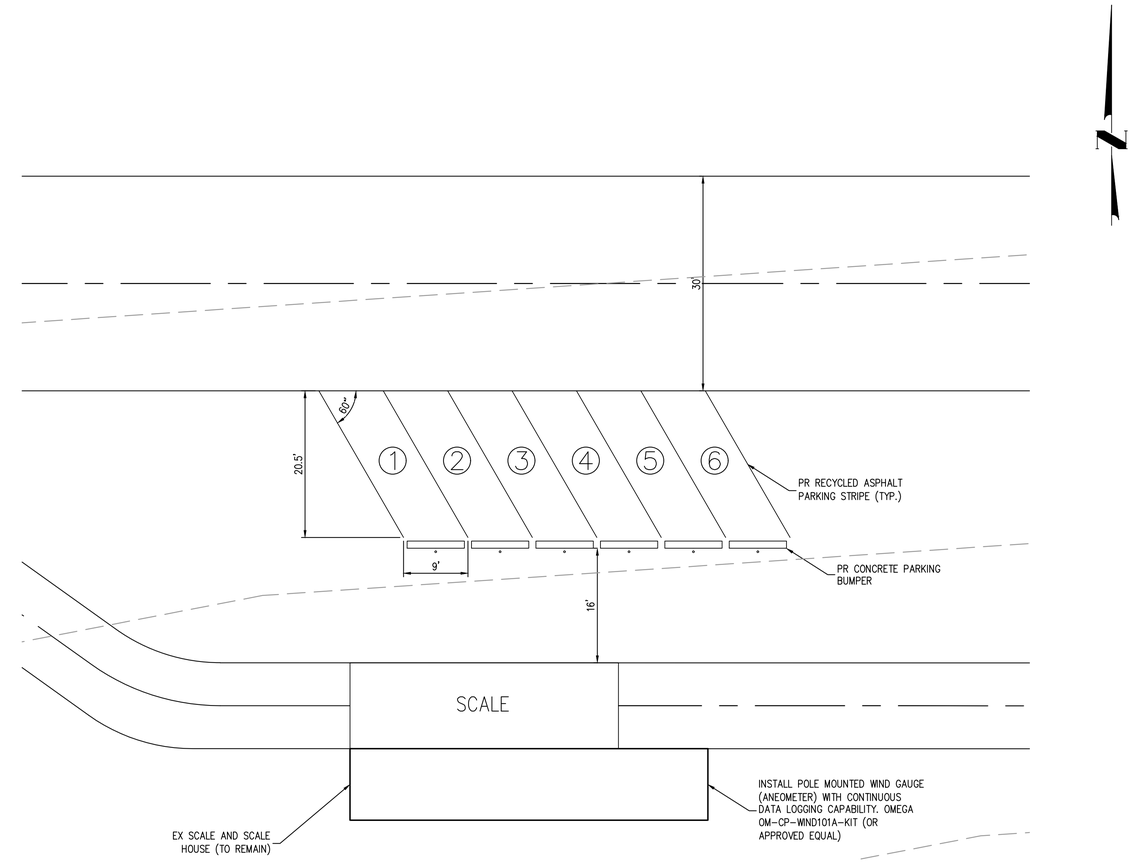


FENCING DETAIL
(1"=5')



PARKING PLAN
(1"=10')

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PLOTTED: MON 05/04/20 3:01:28P BY: MARK WEST

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10 0 10 20
SCALE: 1" = 10'

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CONDITIONAL USE PERMIT - PIT R
PARKING PLAN

ISSUE DATE: 11-25-2019 | PROJECT #: 190915

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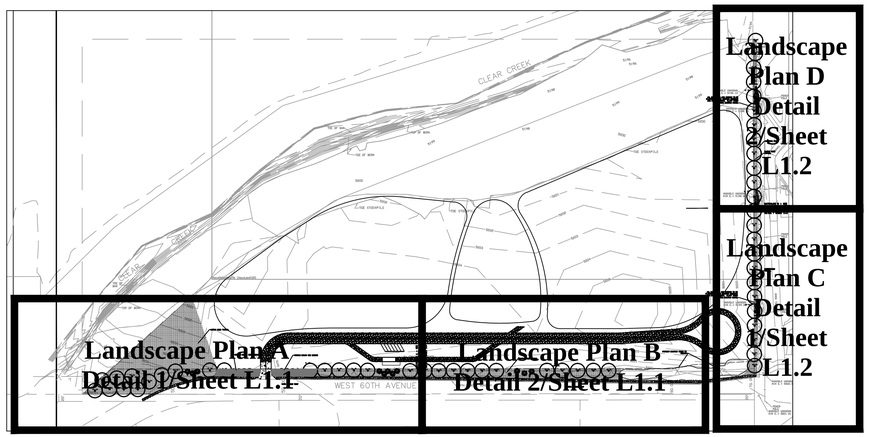
SHEET NO.
6
6 OF 6



1 OVERALL LANDSCAPE PLAN

Scale: 1"=200'

North

0 200 400 600

SCALE 1"=200'-0"

LEGEND

- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- 4"-24" BRANNAN SAND AND GRAVEL NATURAL COLORED RIVER ROCK MULCH OVER GEOTEXTILE FABRIC
- LOW GROW NATIVE SEED MIX, ARKANSAS VALLEY LOW GROW SEED MIX, AMEND SOIL FOR SEED WITH 3 CY OF A1 ORGANICS SOIL AMENDMENT PER 1,000 SF TILLED IN TO 9" DEPTH. APPLY SEED AT A RATE OF 25 LBS PER ACRE. CONTRACTOR RESPONSIBLE FOR PROVIDING WATER AS REQUIRED UNTIL SEED IS ESTABLISHED.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE PROJECT SITE. ANY DAMAGE TO ADJACENT PROPERTY OR UTILITIES, NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT, SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS OR LICENSES REQUIRED FOR THE PERFORMANCE OF THE WORK AS APPLICABLE TO THE PROJECT.
3. THE LANDSCAPE ARCHITECT AND/OR OWNER MAKE NO WARRANTY AS TO THE CORRECTNESS AND/OR COMPLETENESS OF THE EXISTING FEATURES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES INCLUDING WATER, SEWER, STORM DRAINS, GAS TRANSMISSION LINES, AND OTHER UTILITIES ABOVE AND BELOW THE SURFACE THAT MAY AFFECT THE PROJECT. SHOULD DISCREPANCY OR CONFLICT BE DISCOVERED THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, AND SHALL NOT CONTINUE CONSTRUCTION UNTIL SAID CONFLICT CAN BE RESOLVED IN WRITING.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION TO VERIFY DEPTH AND LOCATION OF ALL UTILITIES.
5. ANY CONSTRUCTION DEBRIS OR MUD-TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING FROM THE WORK SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN AND OTHER DEVICES NECESSARY TO PROVIDE FOR THE PUBLIC SAFETY ON AND ABOUT THE SITE. THE CONTRACTOR SHALL FURNISH APPROPRIATE TRAFFIC CONTROL AND SAFETY MEASURES IN ACCORDANCE WITH AURORA PUBLIC SCHOOLS REQUIREMENTS.
7. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT BOTH ON SITE AND ADJACENT PROPERTY. AREAS OUTSIDE THE LIMITS OF WORK AS SHOWN ON THE PLANS SHALL REMAIN UNDISTURBED. ANY ITEMS NOT INTENDED FOR DEMOLITION MUST BE PROTECTED. ANY DAMAGE WILL BE REPAIRED AT CONTRACTOR'S EXPENSE.
8. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM DEMOLITION OPERATIONS ON A DAILY BASIS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYING. LAYOUT AND STAKING OF ALL IMPROVEMENTS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION OF IMPROVEMENTS. DISCREPANCIES TO THE BASE INFORMATION SHALL BE BROUGHT TO THE PROJECT MANAGER'S ATTENTION FOR A DECISION PRIOR TO COMMENCING WITH THE WORK. NOTIFICATION OF REQUEST FOR FIELD REVIEW SHALL BE MADE A MINIMUM OF 24 HOURS IN ADVANCE.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT MANAGER IF ANY SIGNIFICANT INCONSISTENCIES BETWEEN THE EXISTING CONDITIONS AND THESE PLANS ARE DISCOVERED.
11. ALL CONSTRUCTION SHALL CONFORM WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF ADAMS COUNTY.
12. THE APPLICANT AGREES TO MAINTAIN PLANTINGS AND OTHER PROPOSED LANDSCAPE IMPROVEMENTS SHOWN ON THIS PLAN WITHOUT REGARD TO LOCATION INSIDE OR OUTSIDE PUBLIC RIGHT-OF-WAY. TO THE EXTENT THAT PLANTINGS ULTIMATELY RESIDE IN THE PUBLIC RIGHT-OF-WAY, THE APPLICANT AGREES TO INCORPORATE MAINTENANCE INTO A DEVELOPMENT AGREEMENT OR OTHER APPROPRIATE INSTRUMENT AT ADAMS COUNTY'S DISCRETION.
13. THE APPLICANT AGREES TO ESTABLISH AND MAINTAIN VEGETATION THROUGH HAND-WATERING, DELIVERED BY THE APPLICANT'S WATER TRUCK.

PLANT SCHEDULE

SYMBOL	Botanical Name / COMMON NAME	SIZE
DECIDUOUS TREES:		
GL TR	Gleditsia triacanthos inermis 'Shademaster' SHADEMASTER HONEYLOCUST	2 1/2" B&B
CE OC	Celtis occidentalis WESTERN HACKBERRY	2 1/2" B&B
QU RU	Quercus rubra RED OAK	2 1/2" B&B
PO AN	Populus angustifolia NARROWLEAF COTTONWOOD	2 1/2" B&B
EVERGREEN TREES:		
JU MO	Juniperus monosperma ONE SEED JUNIPER	6' B&B
ORNAMENTAL TREES		
AC GR	Acer grandidentatum BIGTOOTH MAPLE	1 1/2" B&B
DECIDUOUS SHRUBS:		
RH AR	Rhus aromatica 'Grow Low' GROW LOW FRAGRANT SUMAC	#5 Cont.
PR PA	Prunus besseyi 'Pawnee Buttes' CREEPING WESTERN SAND CHERRY	#5 Cont.

SUMMARY OF ADAMS COUNTY LANDSCAPE REQUIREMENTS

4-16-07 REQUIRED LOT LANDSCAPING
TOTAL LOT AREA: 1,019,598 S.F.
MINIMUM LANDSCAPE AREA 10% OF THE LOT AREA: 101,959 S.F. LANDSCAPING PROVIDED: 102,110 S.F.

4-16-07-01 STREET FRONTAGE LANDSCAPING
ALONG WEST 60TH AVENUE: 1900 L.F
TREES REQUIRED: 48, PROVIDED: 48
SHRUBS REQUIRED: 96 PROVIDED : 96
ALONG PUBLIC TRAIL TO EAST 921 L.F.
TREES REQUIRED: 23, PROVIDED: 23
SHRUBS REQUIRED: 46, PROVIDED: 46

EVERGREEN SHRUB
PLACE SPREADING EVERGREEN SHRUBS PERPENDICULAR TO SLOPE OF GROUND. LEAVE ENOUGH SPACE UNDER BRANCHES FOR MULCH.

MOUND BACKFILL UNDER ROOTBALL.

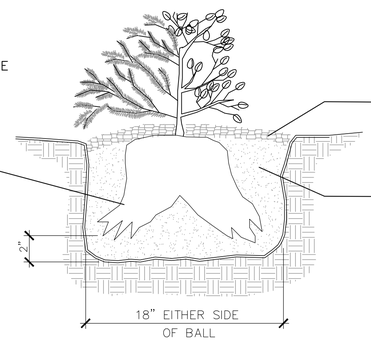
REMOVE CONTAINER, SPLIT BOTTOM 1/2 OF BALL, SPREAD AND PLANT

DECIDUOUS SHRUB
PRUNE AS DIRECTED BY LANDSCAPE ARCHITECT.

SET SHRUB PLUMB.

MULCH OVER MOUNDED BACKFILL. BUILD A 4" BERM AROUND SHRUB TO CREATE A WATERING BASIN IN NON- IRRIGATED AREAS ONLY.

PREPARED BACKFILL MIXTURE:
1. TWO PARTS NATIVE SOIL FROM PIT EXCAVATION.
2. ONE PART BIO COMP BY A-1 ORGANICS PER SPEC SECTION 32 91 13.
3. MATERIALS TO BE THOROUGHLY BLENDED.



NOTE: ALL PLANTS ARE TO BE NURSERY GROWN STOCK FROM GROWERS LOCATED IN USDA HARDINESS ZONES 1,2,3 OR 4.

2 SHRUB PLANTING DETAIL

NOT TO SCALE

DIG HOLE TWO TIMES THE SIZE OF THE ROOTBALL.

NOTE: SET ROOT BALL OF ALL TREES 4" ABOVE GRADE IN IRRIGATED AREAS AND AT GRADE TO 2" ABOVE GRADE IN NON-IRRIGATED AREAS. MODIFY IF SOIL CONDITIONS WARRANT. INSTALL A 5" HIGH BERM AROUND TREES TO CREATE A WATERING BASIN. BERM IS TEMPORARY IN IRRIGATED AREAS. REMOVE BERM AFTER TWO THOROUGH WATERINGS IN IRRIGATED AREAS AND MULCH

MULCH FLUSH WITH SOD AT EDGE. PROVIDE 30" MIN. RING FROM EDGE OF BARK TO EDGE OF MULCH

REMOVE BOTTOM 1/3 OF WIRE BASKET. SET TREE IN PIT TO PROPER GRADE AND PLUMB. REMOVE REMAINING WIRE AND TWINE. IF PLASTIC OR TREATED BURLAP, REMOVE AS MUCH AS POSSIBLE AND BACKFILL. IF REGULAR BURLAP, BACKFILL 2/3 OF PIT. REMOVE 1/3 OF BURLAP AND COMPLETE BACKFILL.

UNDISTURBED SOIL

DIG HOLE TWO TIMES THE SIZE OF THE ROOTBALL.

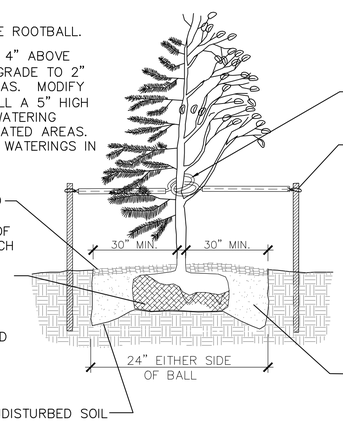
PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. DO NOT PRUNE OR DAMAGE CENTRAL LEADER.

WRAP TRUNK FROM GROUND LEVEL TO SECOND BRANCH WITH 4 INCH KRAFT TYPE TREE WRAP. SECURE ENDS WITH FLEXIBLE TAPE.

GUYING SYSTEM:
MIN. 6 FEET LONG HEAVY DUTY WOOD POST STAKES WITH 12 GAUGE GALVANIZED STEEL WIRE GUYS SECURED TO TREE WITH 1" CANVAS STRAP ABOVE FIRST BRANCH. WIRE TO BE TAUT BUT NOT OVER TIGHT. FLAG WIRE WITH 1/2" WHITE PVC PLASTIC PIPE.

CONIFERS TO HAVE 2 STAKES FOR TREES 6 FEET AND LESS. 3 STAKES FOR TREES ABOVE 6 FEET. DECIDUOUS TREES TO HAVE 2 STAKES FOR TREES 2-1/2" CAL. ONE STAKE ALWAYS IN DIRECTION OF PREVAILING WINDS. REMOVE STAKES & GUYS AFTER 1 YEAR.

PREPARED BACKFILL MIXTURE:
1. TWO PARTS NATIVE SOIL FROM PIT EXCAVATION.
2. ONE PART BIO COMP BY A-1 ORGANICS PER SPEC SECTION 32 91 13.
3. MATERIALS TO BE THOROUGHLY BLENDED.



NOTE: ALL PLANTS ARE TO BE NURSERY GROWN STOCK FROM GROWERS LOCATED IN USDA HARDINESS ZONES 1,2,3 OR 4.

3 TREE PLANTING DETAIL

NOT TO SCALE

PRELIMINARY FOR ILLUSTRATIVE PURPOSES ONLY

811 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.

DESIGNED BY: KJM
CHECKED BY: KJM
DRAWN BY: KJM

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

BRANNAN SAND AND GRAVEL COMPANY, LLC

PIT-R CONDITIONAL USE PERMIT
LANDSCAPE NOTES, DETAILS AND LEGEND

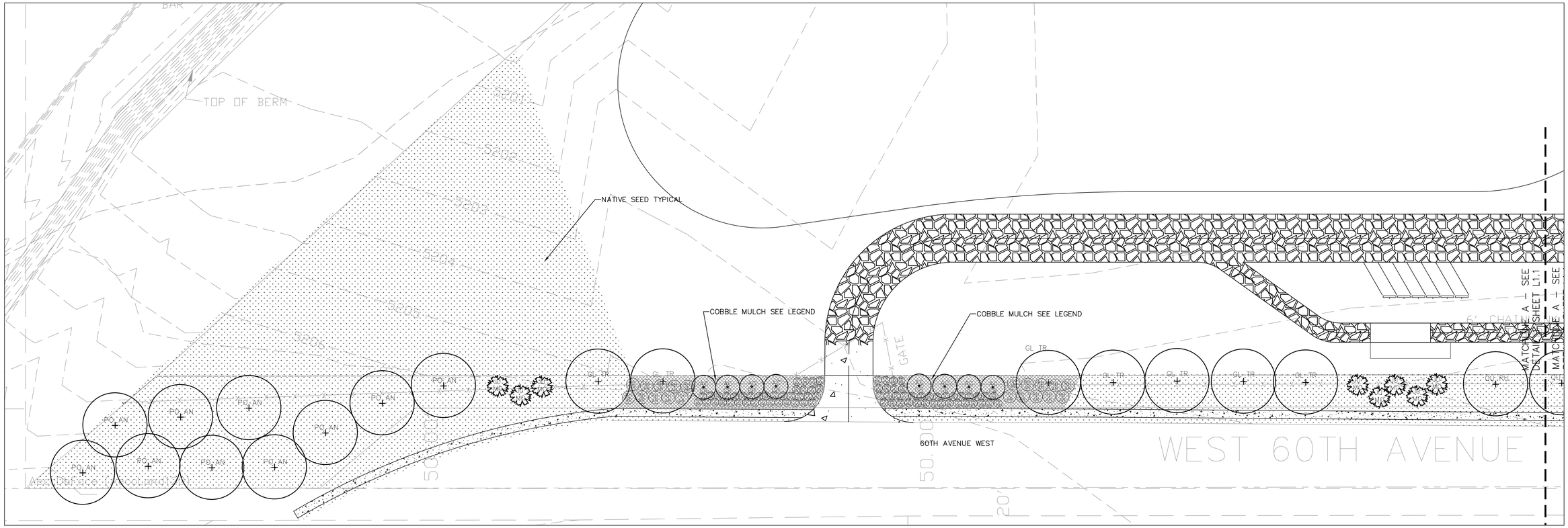
ISSUE DATE: 11/25/19 PROJECT #: 190915

DATE	REVISION COMMENTS
####	####
####	####
####	####
####	####
####	####
####	####
####	####

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
L1.0
01 OF 03

FILEPATH: C:\DATA\2019 PROJECTS\2019-31 BRANNAN PIT R\DRAWINGS\2019-31 BRANNAN PIT R LANDSCAPE PLAN.DWG LAYOUT: L1.0
PLOTTED: TUE 11/26/19 2:45:38P BY: KURT

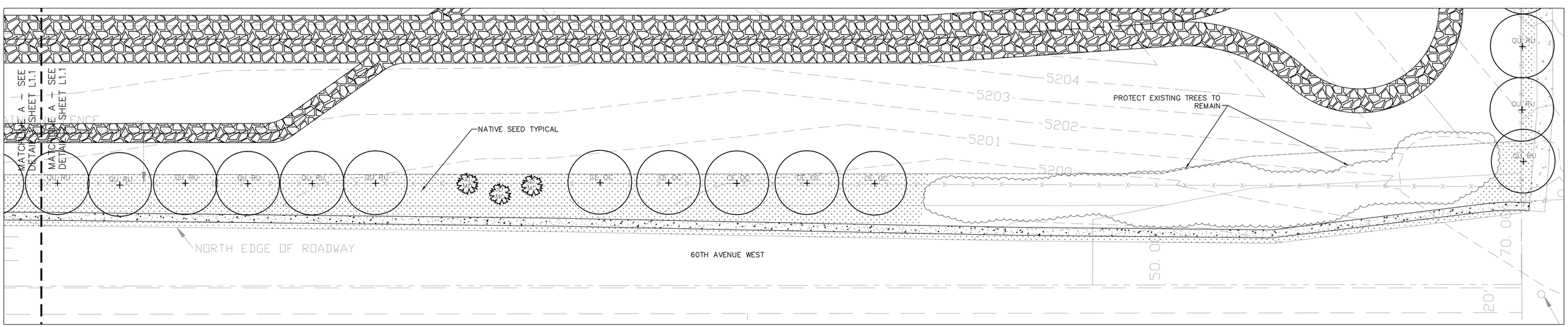


1 LANDSCAPE PLAN □A□ENLARGEMENT

Scale: 1"□30□

0 30 60 90

SCALE 1"=30'-0"



2 LANDSCAPE PLAN □B□ENLARGEMENT

Scale: 1"□30□

0 30 60 90

SCALE 1"=30'-0"

PRELIMINARY FOR ILLUSTRATIVE PURPOSES ONLY

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DESIGNED BY: KJM
CHECKED BY: KJM
DRAWN BY: KJM

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

BRANNAN SAND AND GRAVEL COMPANY, LLC

PIT-R CONDITIONAL USE PERMIT
LANDSCAPE PLAN ENLARGEMENTS

ISSUE DATE: 11/25/19 PROJECT #: 190915

DATE	REVISION COMMENTS
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PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
L1.1
02 OF 03

FILEPATH: C:\DATA\2019 PROJECTS\2019-31 BRANNAN PIT R\DRAWINGS\2019-31 BRANNAN PIT R LANDSCAPE PLAN.DWG LAYOUT: L1.1
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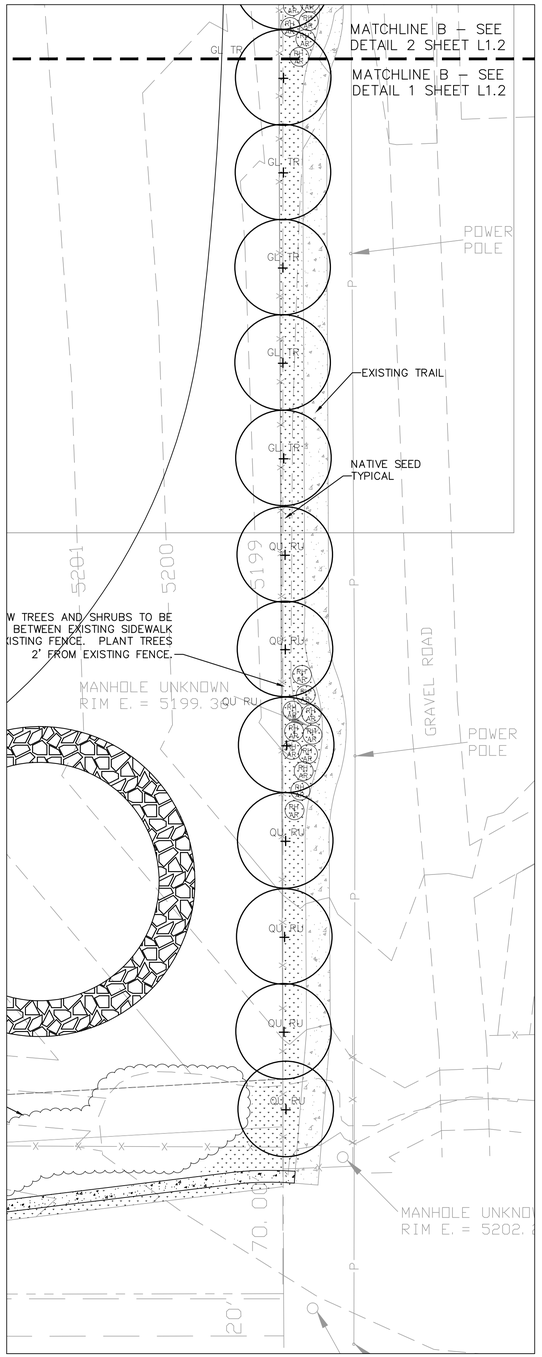
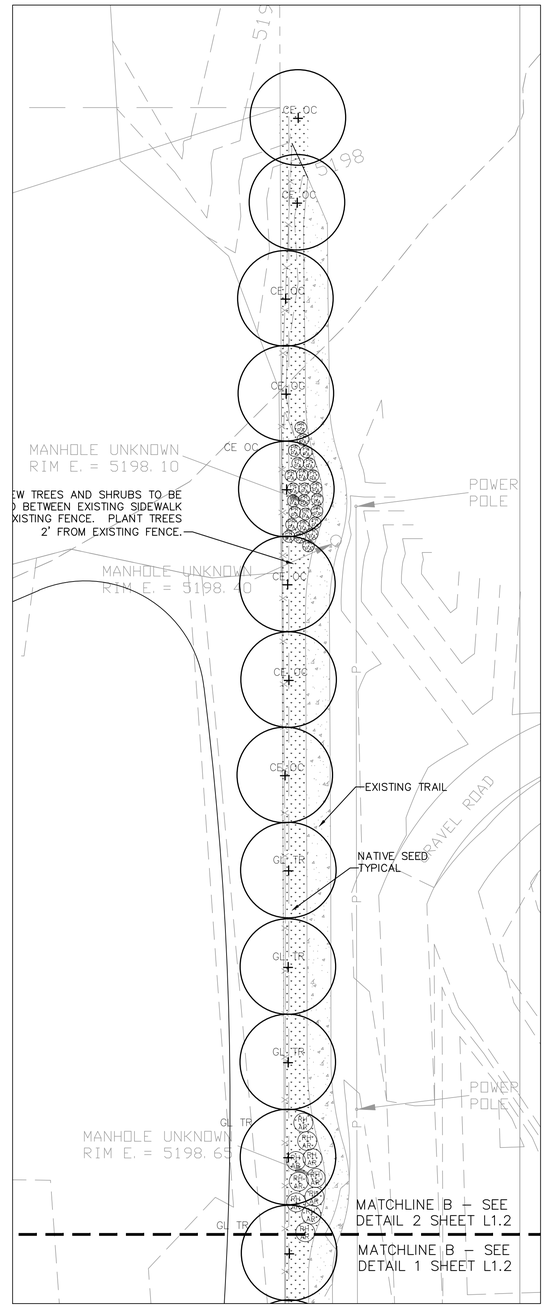


1 LANDSCAPE PLAN C ENLARGEMENT

Scale: 1" 30

0 30 60 90

SCALE 1"=30'-0"



2 LANDSCAPE PLAN D ENLARGEMENT

Scale: 1" 30

0 30 60 90

SCALE 1"=30'-0"

PRELIMINARY FOR ILLUSTRATIVE PURPOSES ONLY

811 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.

DESIGNED BY: KJM
CHECKED BY: KJM
DRAWN BY: KJM

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

BRANNAN SAND AND GRAVEL COMPANY, LLC

PIT-R CONDITIONAL USE PERMIT
LANDSCAPE PLAN ENLARGEMENTS

ISSUE DATE: 11/25/19 PROJECT #: 190915

DATE	REVISION COMMENTS
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PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
L1.2
03 OF 03

FILEPATH: C:\DATA\2019 PROJECTS\2019-31 BRANNAN PIT R\DRAWINGS\2019-31 BRANNAN PIT R LANDSCAPE PLAN.DWG LAYOUT: L1.2
PLOTTED: TUE 11/26/19 2:46:06P BY: KURT

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Development Review Team Comments

Date: 6/8/2020
Project Number: PRC2019-00020
Project Name: Brannan Sand & Gravel (Pit R)

Commenting Division: Planner Review 2nd Review
Name of Reviewer: Greg Barnes
Date: 06/08/2020
Email: gjbarnes@adcogov.org

Complete

PLN01: Landscape plans were submitted with the original application, but no landscape plan was submitted with the resubmittal package. Even with the addition of landscaping, it is unlikely that this use will be appropriate for the area, based on Criterion #4 regarding compatibility. The best path forward may be scheduling the case for public hearing.

Commenting Division: Development Engineering Review 2nd Review
Name of Reviewer: Greg Labrie
Date: 05/22/2020
Email: glabrie@adcogov.org

Complete

ENG1: The applicant will be required to complete and submit the Adams County construction permit application (INF) along with the supporting engineering documents for the proposed site improvements and right-of-way improvements. The construction permit must be reviewed and approved by Development Engineering before construction can begin.

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

Commenting Division: Environmental Analyst Review 2nd Review

Name of Reviewer: Katie Keefe

Date: 05/21/2020

Email:

Complete

The following are a list of potential conditions, if approved:
The applicant shall install a wind gauge, such as an anemometer, in the vicinity of crushing operations to monitor wind speeds and shall cease dust generating activities when wind speeds exceed a sustained 25 mph or gusts exceed 35 mph. Records of operation shutdown due to high winds shall be maintained and made available to Adams County upon request.

Fugitive dust control measures as prescribed within the facility's Air Pollutant Emission Notice permit as issued by CDPHE, must be in place and functioning at all times. There must be no off-property transport of visible emissions nor shall visible dust emissions exceed 20% opacity.

The applicant shall install sediment control BMPs along the site access and use a sweeper as frequently as necessary to prevent tracking and offsite transport of mud and dirt from the facility onto the public right of way.

The applicant has agreed as a condition of the permit to conduct semi-annual noise monitoring and airborne dust monitoring while crushing and recycling operations are active. Noise and air monitoring results shall be provided to the Director of Community and Economic Development within seven days of receiving monitoring results.

Aboveground petroleum storage tanks used for equipment fueling must be placed within secondary containment and meet applicable fire code requirements.

If fuel will be stored on this site:
- All fuel storage at this site shall be provided with secondary containment, which complies with State of Colorado Oil Inspection Section Regulations; and
- Fueling areas shall be separated from the rest of the site's surface area, and protected from storm water; and
- Applicant shall make available for review by the County its Spill Prevention, Control, and Countermeasures Plan.

All fluid spills such as hydraulic and oil from maintenance of equipment, shall be removed and disposed of at a facility permitted for such disposal.

Planner Comments

Case Manager: Greg Barnes

PLN01: There are three applications being submitted: Conditional use permit to allow recycling operations in the I-2 and I-3 zone districts, conditional use permit to allow accessory outdoor storage in the I-2 and I-3 zone districts, and conditional use permit to allow stacking of material over the height of fencing.

PLN02: The subject property is located within a future land use designation as "Activity Center". This designation is intended for a future land use that will accommodate a very high intensity office, residential, and commercial uses. These areas shall provide allowances for pedestrian and bicycle transportation that will promote transit uses. The proposal of recycling operations and outdoor storage is inconsistent with the County's Comprehensive Plan.

PLN03: The area is nearby a commuter rail station and the proposal may have substantial impacts on the future development of the surrounding area. Recycling operations may create off-site impacts that may also be detrimental to the surrounding neighborhood and its future development.

PLN04: Although staff may be unlikely to support this use, the chances for approval by the Board of County Commissioners will be increased if off-site impacts are strongly mitigated. We can brainstorm at the upcoming RCC on how the application can be enhanced.

PLN05: Please provide an elevation drawing of the proposed 8' wood fence.

PLN06: At the upcoming RCC, there should be further discussion of vehicle tracking onto public roadways and overall truck traffic volumes.

PLN07: It is recommended that staff and the applicant continue to assess a reduction of the proposed height of materials.

PRC2019-00020; Brannan Sand & Gravel Pit R
Request: CUP's for recycling operations, outdoor storage, and over fence height stacking of material.
Address: 2601 W 60th Avenue
CLU/FLU: I-2/ Activity Center
Plans:
SW Area Framework Plan

- Policy 14.1 Promote Clean Industrial Uses; Encourage development and redevelopment of a range of industrial uses in the Southwest Area, with particular emphasis on new clean and/ or light industrial uses.

Balanced Housing Plan- N/A
Clear Creek Valley TOD Plan (see attached maps)
Goal – Clear Creek at Federal Station
The vision for the Clear Creek at Federal Station is to create a new, vibrant, transit-oriented community amenity within walking distance of the transit station. New retail, employment, entertainment and living opportunities within the new Village Center will serve the needs of the existing community and maintain the area as an employment center for Adams County.
Station Area Goals:
Maintain and enhance existing commercial corridors
Create new connections with surrounding residential and commercial areas Revitalize older commercial and industrial areas
Encourage mixed use development
Promote sustainable development
Enhance area's role as a gateway to Southwest Adams County
Maintain and enhance existing residential neighborhoods
Improve open space and recreational opportunities
Revitalize vacant and underutilized land

TOD and Rail Station Area Planning Guidelines

- Policy: Ensure that development patterns are compatible with both the established character of the county and the new framework provided in Station Area Plans.
    - S4. The County will discourage land use patterns in transit corridors and around transit stations that may preclude future Transit Oriented Development.
- Policy: Development intensity and density should be significantly higher in Station Areas to provide a base for a variety of housing, employment, local services and amenities that promote transit usage, encourage pedestrian activity and support a vibrant station area community.
    - #7 Discourage low-intensity, land consumptive uses related to agriculture or heavy industry such as outdoor storage or construction staging.

Federal Blvd Framework Plan

8. Corridor Planning should address potential Federal Boulevard blight conditions and recommend improvements in visual character. The addition of pedestrian-oriented improvement to the Right-of-Way is critical in providing better accommodations for non-motorized corridor transportation. Additionally, streetscape planting should be incorporated throughout the corridor with a focus on shade trees along the east and west sides of the roadway due to the utility limitations of the center medians.
10. Corridor planning should address potential methods to land assembly for redevelopment, protection of residential neighborhoods from commercial land use and traffic encroachment, and methods to interconnect the local street grid.

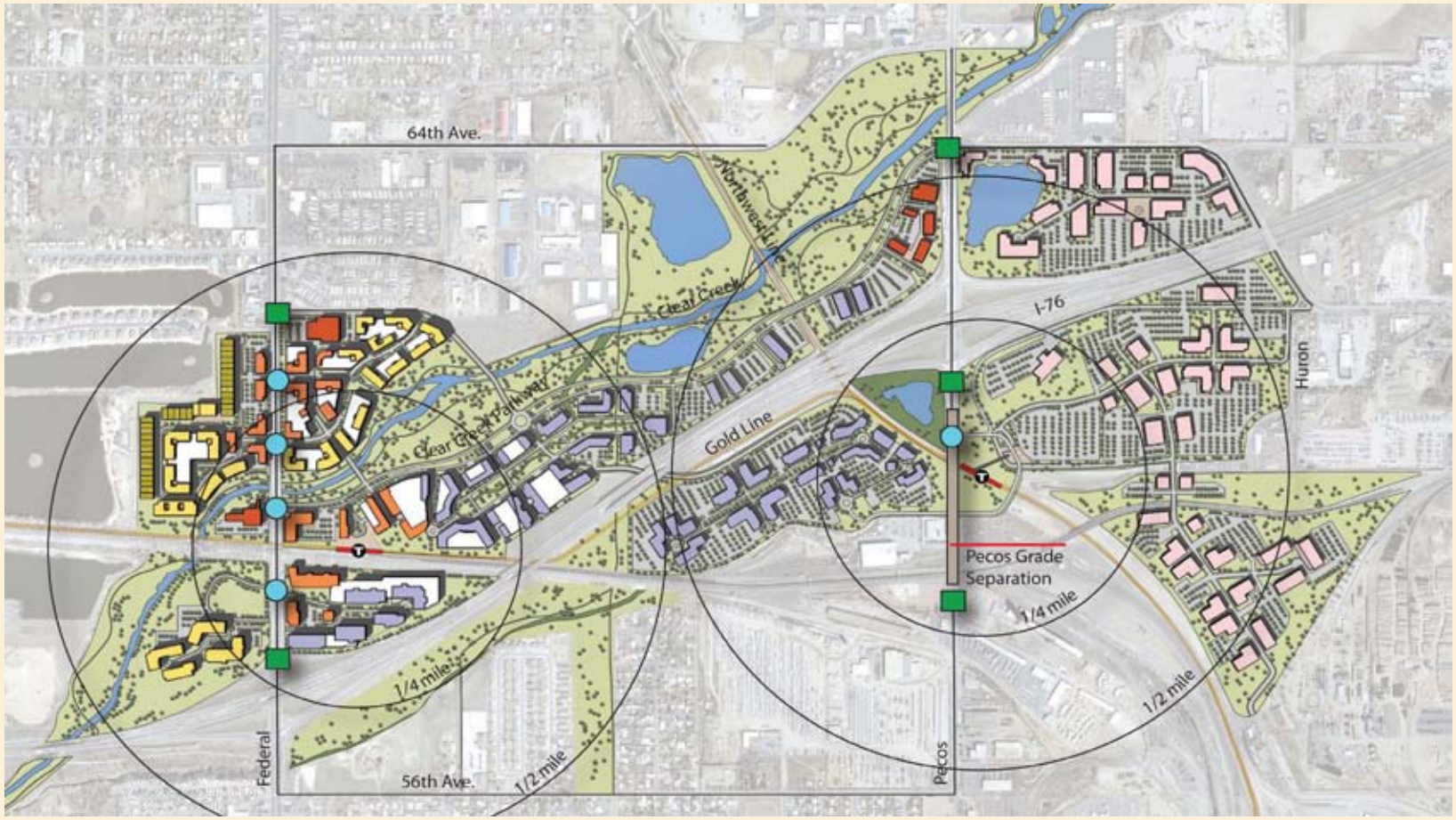
Imagine Adams Comp Plan

Activity Center- This land use category is characterized by its high intensity, mixed-use character, and high quality. The primary uses will be offices, hotels, retail, high-density residential and clean, indoor manufacturing and warehousing. Activity Centers are designated for areas that will have excellent transportation access and visibility, particularly along the FasTracks corridors. Development in Activity Centers must contain a sufficient intensity and mix of uses to create a pedestrian environment and support transit service. These centers may be especially suitable for providing a variety of housing or should be planned with due consideration of accessibility between residences and places of employment.

Making Connections

- Triangle of Opportunity. Opportunities include transit-oriented development, trail-oriented development, mixed-use development.
- 4.1 Sidewalk Program 2. Missing Sidewalk links

Option 1 - Clear Creek Parkway



- Retail
- Mixed use
- Multi family residential
- Single family attached
- Business/office
- Industrial
- Structured parking
- Signalized intersection (needs CDOT approval)
- Gateway

Option 1 - Clear Creek Parkway

Approach
An approach was used that integrated the two station areas as one unified place by completing the connection of 60th Avenue from Federal Boulevard under I-76 to Pecos Street and the Pecos Junction Station. This collector road creates a new east-west connection and provides access to the Clear Creek amenity to neighborhoods and businesses south of I-76 and the rail lines. The plan is based on a future scenario of the densification that is possible after the arrival of commuter rail and opportunities for retail and residential development become a reality in the market. It has a 12-20 year planning horizon.

Overview of Option 1 - Clear Creek Parkway
Option 1 - Clear Creek Parkway is based on building a parkway north of I-76 that connects Federal Boulevard to Pecos Street along the Clear Creek amenity. The parkway expands the open space associated with the amenity and also serves to mitigate the floodplain issues in the area and enables development to occur between I-76 and and the parkway. A collector road is also proposed from 62nd Avenue and Federal Boulevard east to the Pecos Station creating a second connection between the two station areas.

Parking
In the short term, surface parking will prevail at both stations. However, as the market allows and densification occurs, mixed-use structured parking with wrapped retail on the street level is recommended. The plan shows a future vision of structured parking around the Federal Station area. Future public parking will not be paid for by RTD or Adams County. In the Gold Line EIS, RTD has bugeted for surface parking through 2030.

Circulation
Both vehicular and pedestrian circulation was a primary consideration in the plan. Access east and west has been increased, and a greatly expanded network of sidewalks and trails is integral to the concept. Pedestrian priority streets will dominate in the Village Center area and all roads in the station areas will provide for bike and pedestrian circulation.

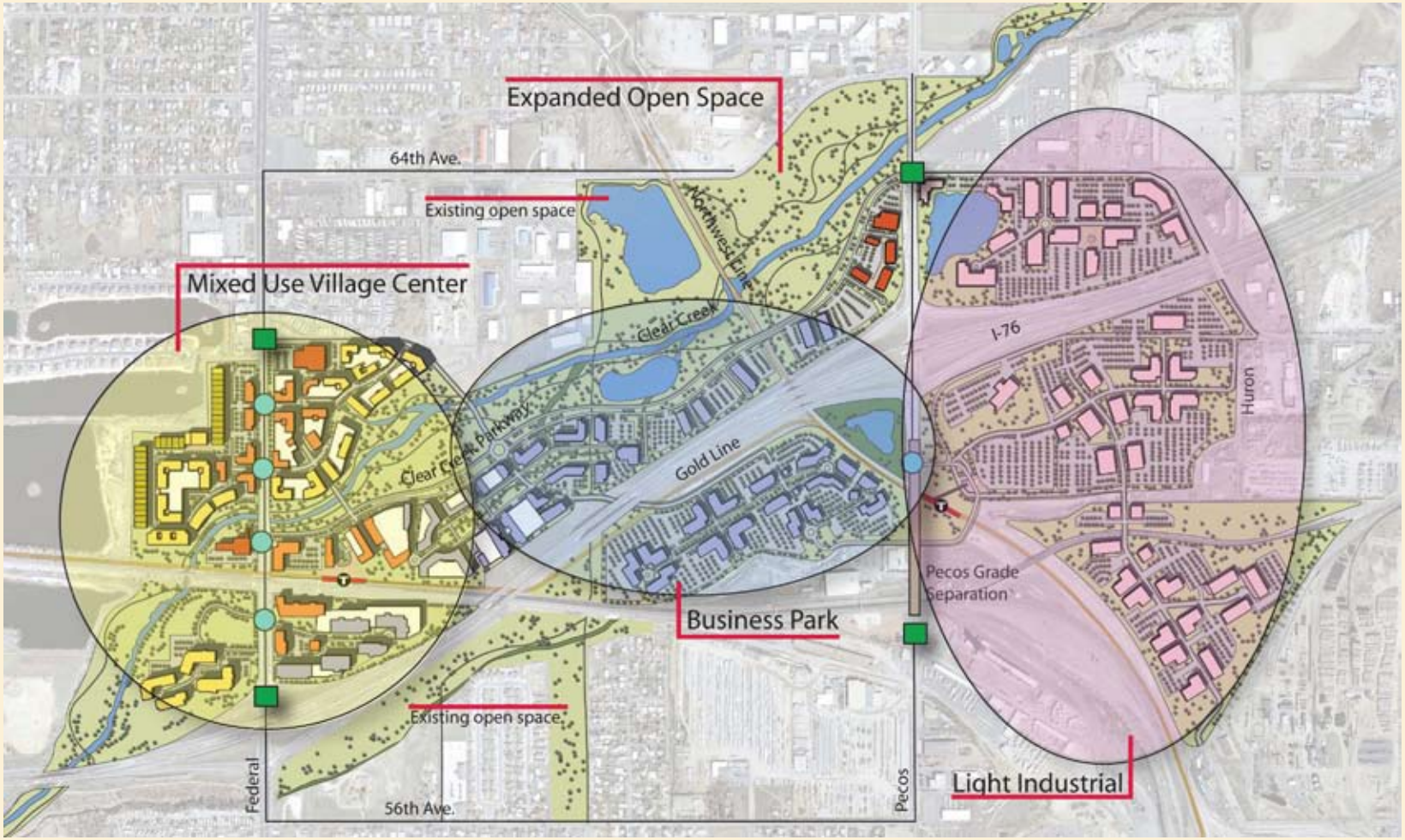
Gateways
Four gateways are noted on the plan. Whether they announce the station areas or the name of a business park, gateways become familiar landmarks that contribute to a greater sense of place and unite the various elements of the plan. Specific gateway design and area branding will need to be developed as part of an overall station identity program.

Gateway as a small median

Gateway as an overhead sign

Gateway as a corner monument

Option 1 - Clear Creek Parkway



- Retail
- Mixed use
- Multi family residential
- Single family attached
- Business/office
- Industrial
- Structured parking
- Signalized intersection (needs CDOT approval)
- Gateway

Greg Barnes

From: Gordon Stevens
Sent: Thursday, December 26, 2019 10:01 AM
To: Greg Barnes
Cc: David Rausch; Juliana J. Archuleta; Russell Nelson; Monica Lovato-Ramirez; John Dyer
Subject: RE: For Review: Brannan Sand & Gravel Pit R (PRC2019-00020)
Attachments: DOCS-#6018167-v1-SUBMITTAL__BRANNAN_SAND_AND_GRAVEL__PIT_R__2601_W__60TH_AVE___GREG_BARNES_REQUEST_FOR_COMMENT.PDF

Good Morning Mr. Barnes,

Good Morning Greg,

Thank you for the opportunity to review this submittal. The Adams County Dept. of Public Works, Infrastructure Management, Construction Inspection Division offers the following comments:

1.) Roadway Construction will be required along this frontage of this property. The roadway must be constructed to it's ultimate width along this property frontage.
2.) Construction plans must be submitted to and approved by the Community and Economic Development Department prior to beginning this construction.
3.) Although the Platting has been completed for this site, an SIA will be required along with the appropriate collateral prior to the issuance of the Conditional Use Permit.
4.) This SIA and the submitted collateral must be approved by the Board of County Commissioners prior to beginning construction.
5.) A construction Permit must be issued prior to the work commencing.
6.) The roadway along this property frontage has been substantially deteriorating along this property frontage for several years, partially due to the traffic related to this site. These construction plans must reflect the repair of this roadway in it's entirety along this property frontage.
7.) There are several drainage related issues along the property frontage of this site. These drainage issues must also be addressed as part of the aforementioned construction plans.
8.) It does not appear as though the on-site drainage issues have been addressed with this site.
9.) No building Permit will be issued for any lot until all of the Public Improvements have been completed and have received Preliminary Acceptance from the Adams County Department of Public Works.
10.) A Pre-Construction Meeting will be held with the Construction Staff of the Dept. of Public Works, prior to construction beginning.

These plans will need to be resubmitted when they are complete.

Again, thank you for this opportunity to review this submittal.

Gordon Stevens
Construction Inspection Supervisor,
Department of Public Works
Infrastructure Management Division
ADAMS COUNTY, COLORADO
4430 So, Adams County Parkway,
1st Floor, Suite W2000B

Juliana Archuleta

To: Greg Barnes
Subject: FW: For Review: Brannan Sand & Gravel Pit R (PRC2019-00020) - Stormwater

I would like to add a few request as this is a site with historic issues:
Adams County Stormwater Division recommends the following:

1) Water quality must be provided to these operations due to the proximity to Clear Creek and the pollutants on-site (recycling concrete, oils from shingles, trash, vehicle leaks, etc)
2) A drainage report needs to be submitted showing water quality design for approval. Include assessment of soil compaction and stock piles material impacts on impervious areas and coefficients. Include drainage impacts of the proposed site driveway. Provide analysis for the existing berm installed around the property to avoid outfall to Clear creek. Provide berm height, material, and alignment, capacity and construction details. Review levee designations and regulations regarding the berm. Perform an inspection of the berm, provide pictures and video. Survey the berm by a professional surveyor to ensure the existing berm matches the design. Provide engineering calculations showing that the containment berm is adequate for containing all rain events and allowing them to infiltrate into the ground within 72 hours according to CRS 37-92-602(8). List applicable permits that will be triggered.
3) If, as a result of the drainage report, a storm outlet (pipe or channel) needs to be installed at this property, then contact CDPHE's Stormwater Industrial Permit and submit permit application. Provide copies of the permit and all supporting information (SWMP, sampling plan, etc).
4) Provide documentation showing Brannan has the authorization to work, store materials or stockpile on Adams County parcel # 0182508100038 located between Brannan and Clear Creek. If there is no written agreement, please relocate the berm or any other containment structure within Brannan property line. Re-store Adams County property: grade, amend soil, mulch and seed until 70% vegetation cover is established and survey and staked down the property limits. Refer to image below.
5) Establish a 150ft vegetation buffer zone from the top of clear Creek's slope. Provide site plan showing buffer zone. Revegetated buffer zone as needed with native seed mix according to soil type.
6) Provide access easement to the county to inspect the creek. Contact ROW-Marissa H.
7) Install a vehicle tracking pad following UDFCD details, angular clean rock 3 to 6", geotextile underneath at the access that transitions from the recycled asphalt driveway and dirt. The millings do not remove sediment from tires, a tracking pad is still needed. Call for inspection. No recycling concrete allowed. This product is not allowed because the fines have high pH and impact water quality.
8) Provide "Sweeping Plan" specifying sweeping frequency. No kick broom equipment, vacuum sweeper is required. Sweeping logs must be filed. Waste disposal of sweepings needs to be specified. If disposal is on-site, provide location and BMPs to prevent run-on, run-off and infiltration of pollutants into the ground.
9) Inspect impacts to Clear Creek's slope regularly. Remove all trash, repair all erosion, mulch and seed all bare soil areas following UDFCD details and seed mix. Document conditions with pictures and keep logs. Provide inspection results and repairs of the first inspection.
10) Contact David Rausch regarding drainage easement needs along the front side of the property, and Drainage issues in that area.

COLORADO
Division of Water Resources
Department of Natural Resources

December 30, 2019

Greg Barnes, Planner III
Adams County Community & Economic Development Department
Transmission via email: gjbarnes@adcogov.org

Re: Brannan Sand & Gravel Pit
Case no. PRC2019-00020
Part of NW ¼ Section 8, T 3S, R 68W, 6th P.M.
Water Division 1, Water District 2

Dear Mr. Barnes:

We have received your December 17, 2019 submittal concerning the above referenced conditional use permit applications for recycling operations, accessory outdoor storage, and stacking of material uses on a 23.57-acre parcel located in the NW ¼ of Section 8, T 3S, R 68W, 6th P.M. According to the submitted information, the parcel is located in the Industrial-2 and Industrial-3 zone districts.

This referral does not appear to qualify as a "subdivision" as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

There are no permitted wells on the property. Estimated water demand, proposed uses, and proposed water supply source were not provided. A letter dated April 3, 2019 stated that the North Washington Street Water & Sanitation District ("District") is currently servicing this property, and that permits for additional uses such as industrial must first be obtained, subject to limitations set forth by the District. This office has no objections to this proposal.

If you or the applicant have any questions, please contact Wenli Dickinson at 303-866-3581 x8206 or at wenli.dickinson@state.co.us.

Sincerely,

Joanna Williams, P.E.
Water Resources Engineer

Ec: Subdivision file 26898

Greg Barnes

From: Rob Smetana <rsmetana@arvada.org>
Sent: Wednesday, December 18, 2019 3:17 PM
To: Greg Barnes
Subject: Re: For Review: Brannan Sand & Gravel Pit R (PRC2019-00020)

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

Greg,

Arvada has no concerns regarding this project. It is outside of our Comprehensive Plan and urban growth boundary areas.

Thanks for sending this for our review.

Rob Smetana, AICP
Manager of City Planning and Development
720.898.7440
rsmetana@arvada.org

On Tue, Dec 17, 2019 at 1:05 PM Greg Barnes <GJBarnes@adcogov.org> wrote:

> The Adams County Planning Commission is requesting comments on the following applications: **Conditional use permit applications to allow the following uses in the Industrial-2 and Industrial-3 zone districts: 1) recycling operations, 2) accessory outdoor storage; 3) stacking of material over the height of fencing.** This request is located at 2601 West 60th Avenue. The Assessor's Parcel Number is 0182508100041.
>
> Applicant Information: Brannan, Fred Marvel, 2500 E. Brannan Way, Denver, CO 80229

Please forward any written comments on this application to the Community and Economic Development Department at 4430 S. Adams County Parkway, Suite W2000A Brighton, CO

80601-8216, or call (720) 523-6800 by January 7, 2020 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 GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional information can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases, sometimes it may take a few business days for case material to get posted to our website.

Thank you for your review of this case.

Greg Barnes

Planner III, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 *gjbarnes@adcogov.org*

adcogov.org

Greg Barnes

From: Inter Governmental Plan Review <InterGovernmentalPlanReview@denverwater.org>
Sent: Friday, December 20, 2019 8:29 AM
To: Greg Barnes
Subject: RE: For Review: Brannan Sand & Gravel Pit R (PRC2019-00020)

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

Good Morning Greg,

Denver Water has no comments on this submittal. Please let me know if you have any questions or concerns.

Thank you,

Kela Naso | Engineering Specialist
Denver Water | t: 303-628-6302 | e: kela.naso@denverwater.org
denverwater.org | denverwaterTAP.org

DENVER WATER

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Tuesday, December 17, 2019 1:06 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Brannan Sand & Gravel Pit R (PRC2019-00020)

The Adams County Planning Commission is requesting comments on the following applications: **Conditional use permit applications to allow the following uses in the Industrial-2 and Industrial-3 zone districts: 1) recycling operations, 2) accessory outdoor storage; 3) stacking of material over the height of fencing.** This request is located at 2601 West 60th Avenue. The Assessor's Parcel Number is 0182508100041.

Applicant Information: Brannan, Fred Marvel, 2500 E. Brannan Way, Denver, CO 80229

Please forward any written comments on this application to the Community and Economic Development Department at 4430 S. Adams County Parkway, Suite W2000A Brighton, CO 80601-8216, or call (720) 523-6800 by January 7, 2020 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 GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional information can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases, sometimes it may take a few business days for case material to get posted to our website.

Thank you for your review of this case.

ADAMS COUNTY FIRE RESCUE
FIRE PREVENTION BUREAU

7980 Elmwood Lane
Denver, CO 80221
P: (303) 539-6862
E: fireprevention@acfpd.org

Project:	Brannan Sand & Gravel	**Project Type:**	ADCO Conditional Use Permit
Address:	2601 West 60th Avenue	**Date:**	12/23/19
Occupancy Type:	Outdoor recycling, storage, and stacking	**Reviewed By:**	Whitney Even
Construction Type:	TBD	**Certification #:**	166304410

The plans submitted to the Adams County Planning Division have been sent to use for review and comments. At this time, the Fire District has the following comments and/or requirements:

General:

1. The 2018 International Fire Code is the current fire code adopted within the city and all development must be in compliance with its requirements. The 2018 IFC can be accessed online for free by going to https://codes.iccsafe.org/public/document/IFC2018. Amendments to this code can be located by going to http://www.adcogov.org/sites/default/files/Ordinance%20No.%204_1.pdf.

2. Nothing in this review is intended to approve any aspect of these plans or this project that does not strictly comply with all applicable codes and standards. Any changes that are made to the plans will require additional review and comment by the Fire District.

3. Site and building design and construction shall be in accordance with the provisions of the 2018 International Fire Code (IFC) as adopted by Adams County. All construction shall be in accordance with IFC Chapter 33, *Fire Safety During Construction and Demolition*.

Access Requirements:

1. Temporary access roads are prohibited unless specifically approved by the Fire District. Fire apparatus access must be designed and maintained to support the imposed loads of fire apparatus (i.e. 85,000 lbs), and must have a surface that provides all-weather driving capabilities.

2. Any temporary construction or permanent security gates shall be a minimum of 24 feet and a no parking fire lane sign shall be posted on the gate. The gates shall also have a Knox key switch installed for emergency operation if automatic. For information on how to order this, please go to https://www.acfpd.org/plan-submittals.html.

3. If the gas meter is accessible to vehicle impact bollards are required to protect it.

4. New and existing buildings or sites shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Please be aware that the size of the number may need to be larger than 4 inches is not clearly visible from the street or road.

Fire Protection Water Supply and Hydrants:

5. Please provide information and plans showing the closest fire hydrants to the site.

6. Unobstructed access to fire hydrants shall be maintained at all times. Fire department personnel shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. A 3-foot (radius) clear space shall be maintained around the circumference of fire hydrants. Within that 6-foot diameter circle and within a 6-foot-wide path leading to the 4.5-inch outlet of a hydrant, vegetation shall be no higher than 4 inches above grade. The unobstructed vertical clearance within that 6-foot circle and 6-foot approach path shall not be less than 7 feet, unless otherwise approved by the Fire District.

Other Requirements:

- ⇒ Please be aware that permits for any building structures and gates will be required by the Fire Prevention Bureau. Please call us for information on how to apply.
- ⇒ We always welcome and encourage meetings to discuss fire code requirements. Please call us at any point in the process if you would like to schedule one.

Any disagreements to these plan review comments may be addressed by contacting the Adams County Fire District offices. Further unresolved disagreements may be appealed to the Adams County Fire Board of Appeals as stated in Ordinance 4 of the amendments to the 2018 International Fire Code.

Greg Barnes

From: Woodruff, Clayton <Clayton.Woodruff@RTD-Denver.com>
Sent: Friday, January 03, 2020 2:27 PM
To: Greg Barnes
Subject: RE - Brannan Sand & Gravel Pit - (PRC2019-00020)

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

Greg,

The RTD has no comments regarding this project.

C. Scott Woodruff
Engineer III
Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

January 3, 2020

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

RE: Brannan Sand and Gravel (Pit 10), PRC2019-00020
TCHD Case No. 6065

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Conditional Use Permit for recycling operations, accessory outdoor storage, and stacking of materials of the height of the fencing located at 2601 W. 60th Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Historic Landfill within Adams County Overlay District
In accordance with Section 3-35-03 of Chapter 3-Zone District Regulation, Flammable Gas Overlay (FGO), the subject property will need to comply with all applicable sections of the Adams County Flammable Gas Overlay (FGO). Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. At this time, construction is not proposed. At such time that construction is planned within 1,000 feet of Landfill Nos. AD-028, Ad-145, AD-008, AD-027, AD-004, AD-003, AD-234, AD-030, and AD-160, 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, an active 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.

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

Construction and Demolition Recycling Facility
Recycling of industrial materials has the potential to cause odors, ground water contamination, and nuisance conditions. The Hazardous Materials and Waste Management Division of Colorado Department of Public Health and Environment (CDPHE) regulates recycling facilities. This facility must meet the requirements of Section 8 of 6CCR 1007-2, Part 1. More information can be found at https://www.colorado.gov/pacific/cdphe/recycling.

Fugitive Dust – Permanent uses
Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions, including fugitive dust. Control measures may be necessary to minimize the amount of fugitive emissions from site activities including haul roads, stockpiles, and erosion. The applicant shall contact the APCD, at (303) 692-3100 for more information. Additional information is available at https://www.colorado.gov/pacific/cdphe/categories/services-and-information/environment/air-quality/business-and-industry .

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 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, Lisa Oliveto, Warren Brown, TCHD

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

January 3, 2020

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

Attn: Greg Barnes

Re: Brannan Sand and Gravel Pit 10, Case # PRC2019-00020

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the conditional use documentation for **Brannan Sand and Gravel Pit 10** and has **no apparent conflict**.

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

ARMOS Investments
4770 Biscayne Blvd, Ste 730
Miami, FL 33136

Community and Economic Development Department
Adams County
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601-8216
via email: GJBarnes@adcogov.org

RE: PRC2019-00020 Brannan Sand & Gravel (Pit 10)

To Whom It May Concern:

On behalf of 2300 W 60 LLC and 2400 W60 LLC, owners of the properties located at 2300 through 2860 West 60th Avenue, thank you for the opportunity to comment on Project Number PRC2019-00020 and the proposed conditional use permit.

We understand the physical, environmental, regulatory, and market constraints complicating redevelopment of the subject property in a manner more consistent with Adams County long range plans for the area. We also understand that it is likely in both the applicant's and the County's interest for the site to remain economically viable during the interim period while area and regional studies are being completed and a site-specific plan for redevelopment is submitted and approved.

However, as the owners' of the property immediately across the street from the subject property, we feel strongly that if the County approves the proposed conditional use (or any other conditional use) the timeline and terms for achieving a viable plan for redevelopment and the terms for a clear end to the conditional use(s) should be well understood and documented as part of the County's approval.

Since the application itself makes no reference to either a process or a timeline, we respectfully request to be kept informed of the application process, including receiving a copy of the staff report, notice of hearing dates, etc.

Sincerely,

2300W60, LLC, a Florida limited liability company

By: Clear Creek Station Development, LLLP, a Florida limited liability limited partnership
Its: Sole Member

By: CCSD LLC, a Colorado limited liability company
Its: General Partner

By: _____
Print Name: Alexander D. Moskowitz
Title: __Manager_____

Greg Barnes

From: Dan Micek <danmicek54@comcast.net>
Sent: Tuesday, December 17, 2019 1:39 PM
To: Greg Barnes
Subject: PRC2019-00020 Brannan Sand and Gravel

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

Greg
I have received and reviewed the application from Brannan Sand and Gravel.
I believe that this proposal is in line with the comprehensive plan of Adams County.
The land along Clear Creek and I-76 have been set for industrial zoning.
This company has made it clear that they fully intend to follow county regulation and I see no issue with them using this land for their purpose.
The future plans for this area are far reaching, and because of the general condition of the area, probably unattainable.
Since I do not live in the immediate area, I would be curious how the local residents feel about this project and the future plans of this location.

Dan Micek
Citizen
Adams County Colorado

Sent from Mail for Windows 10

Community & Economic
Development Department
Development Services Division
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Request for Comments

Case Name: Brannan Sand & Gravel (Pit 10)

Project Number: PRC2019-00020

December 17, 2019

The Adams County Planning Commission is requesting comments on the following applications: **Conditional use permit applications to allow the following uses in the Industrial-2 and Industrial-3 zone districts: 1) recycling operations, 2) accessory outdoor storage; 3) stacking of material over the height of fencing.** This request is located at 2601 West 60th Avenue. The Assessor's Parcel Number is 0182508100041.

Applicant Information: Brannan
Fred Marvel
2500 E. Brannan Way
Denver, CO 80229

Please forward any written comments on this application to the Community and Economic Development Department at 4430 S. Adams County Parkway, Suite W2000A Brighton, CO 80601-8216, or call (720) 523-6800 by January 6, 2020 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 GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional information 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

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Community & Economic
Development Department
Development Services Division
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Public Hearing Notification

Case Name:	Brannan Sand & Gravel
Case Number:	PRC2019-00020
Planning Commission Hearing Date:	July 9, 2020 at 6:00 p.m.
Board of County Commissioners Hearing Date:	July 28, 2020 at 9:30 a.m.

June 17, 2020

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: Conditional use permit applications to allow the following uses in the Industrial-2 and Industrial-3 zone districts: 1) recycling operations, 2) accessory outdoor storage; 3) stacking of material over the height of fencing. The Assessor's Parcel Number is 0182508100041. The site is located at 2601 W. 60th Avenue. The applicant is: Fred Marvel, Brannan, Brannan Sand & Gravel, 2500 E Brannan Way, Denver, CO 80229

The Planning Commission meeting will be held virtually using the Zoom video conferencing software and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. For instructions on how to access the public hearing via telephone or internet, or to submit comment, please visit http://www.adcogov.org/planning-commission for up to date information.

The Board of County Commissioners meeting is broadcast live on the Adams County YouTube channel and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. The eComment period opens when the agenda is published and closes at 4:30 p.m. the Monday prior to the noticed meeting. For instructions on how to access the public hearing and submit comments, please visit http://www.adcogov.org/bocc for up to date information.

These will be public hearings and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Greg Barnes, Planner III
gjbarnes@adcogov.org, 720-523-6853

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

Case Name: PRC2019-00020
Case Number: Brannan Sand & Gravel

Planning Commission Hearing Date: July 9, 2020 at 6:00 p.m.
Board of County Commissioners Hearing Date: July 28, 2020 at 9:30 a.m.

Case Manager: Greg Barnes, gjbarnes@adcogov.org, 720-523-6853
Applicant: Fred Marvel, Brannan, Brannan Sand & Gravel, 2500 E Brannan Way, Denver, CO 80229

Request: Conditional use permit applications to allow the following uses in the Industrial-2 and Industrial-3 zone districts: 1) recycling operations, 2) accessory outdoor storage; 3) stacking of material over the height of fencing.

Parcel Number: 0182508100041
Address of the Request: 2601 W. 60th Avenue
Legal Description: A PARCEL OP LAND LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 8, THENCE SOUTH O0 DEGREES 07 MINUTES 03 SECONDS EAST, 1650.60 FEET ALONG THE EAST LINE OF SAID SECTION 8 TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 4180, PAGE 409, ADAMS COUNTY RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 07 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 8 920.29 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OP LAND AS DESCRIBED IN BOOK 3374, PAGE 318, ADAMS COUNTY RECORDS, THENCE SOUTH 86 DEGREES 54 MINUTES 20 SECONDS WEST ALONG SAID NORTH LINE 169.81 FEET; THENCE SOUTH 78 DEGREES 58 MINUTES 16 SECONDS WEST ALONG SAID NORTH LINE 56.02 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 3432, PAGE 154, ADAMS COUNTY RECORDS; THENCE NORTH 89 DEGREES 58 MINUTES 13 SECONDS WEST ALONG SAID NORTH, LINE 1411.70 FEET; THENCE SOUTH 49 DEGREES 53 MINUTES 18 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 3432, PAGE 154 A DISTANCE OF 77.56 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 8; THENCE NORTH 89 DEGREES 58 MINUTES 13 SECONDS WEST ALONG SAID EAST-WEST CENTERLINE 183.64 FEET MORE OR LESS TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 4180, PAGE 409, ADAMS COUNTY RECORDS; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING SIX COURSES: 1. NORTH 49 DEGREES 25 MINUTES 25 SECONDS EAST, 122.50 FEET; 2. NORTH 47 DEGREES 42 MINUTES 36 SECONDS EAST, 356.79 FEET; 3. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 433.51 FEET AND A CENTRAL ANGLE OF 11 DEGREES 59 MINUTES 07 SECONDS; 4. NORTH 59 DEGREES 41 MINUTES 43 SECONDS FAST, 331.34 FEET; 5. NORTH 68 DEGREES 33 MINUTES 27 SECONDS EAST, 1080.62 FEET; 6. NORTH 72 DEGREES 24 MINUTES 16 SECONDS EAST, 155.30 FEET TO THE TRUE POINT OF BEGINNING.

Virtual Meeting and Public Comment Information:
These meetings will be held virtually. Please visit http://www.adcogov.org/planning-commission and http://www.adcogov.org/bocc for up to date information on accessing the public hearings and

submitting comment prior to the hearings. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.

Adams County Attorney's Office
Attn: Christine Fitch
4430 S Adams County Pkwy
Brighton CO 80601

Adams County CEDD Addressing
Attn: Mark Alessi
PLN

Adams County CEDD Development Services Engineer
Attn: Devt. Services Engineering
4430 S. Adams County Pkwy.
Brighton CO 80601

Adams County CEDD Right-of-Way
Attn: Mark Alessi
4430 S. Adams County Pkwy.
Brighton CO 80601

Adams County Community & Economic Development Departm
Attn: Gina Maldonado
4430 S. Adams County Pkwy
Brighton CO 80601

Adams County Community Safety & Wellbeing, Neighborhood
Attn: Gail Moon
4430 S. Adams County Pkwy.
Brighton CO 80601

Adams County Construction Inspection
Attn: Gordon .Stevens
4430 S. Adams County Pkwy
Brighton CO 80601

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

Adams County Fire Protection District
Attn: Jerry Means
8055 N. WASHINGTON ST.
DENVER CO 80229

Adams County Fire Rescue
Attn: Whitney Even
7980 Elmwood Lane
Denver CO 80221

Adams County Parks and Open Space Department
Attn: Marc Pedrucci

Adams County Parks and Open Space Department
Attn: Aaron Clark

Adams County Sheriff's Office
Attn: Rick Reigenborn

Adams County Sheriff's Office
Attn: - -

Adams County Treasurer
Attn: Lisa Culpepper
4430 S. Adams County Pkwy.
Brighton CO 80601

Arvada Fire Department
Attn: Steven Parker
7903 Alison Way
Arvada CO 80005

BERKELEY NEIGHBORHOOD ASSOC.
Attn: GLORIA RUDDEN
4420 W 52ND PL.
DENVER CO 80212

BERKELEY WATER
Attn: Paul Peloquin
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

City of Arvada
Attn: Rob Smetana
8101 Ralston Rd.
Arvada CO 80002

City of Arvada Utilities
Attn: Sharon Israel
8101 Ralston Rd.
Arvada CO 80002

CITY OF WESTMINSTER
Attn: Rita McConnell
4800 W 92ND AVE.
WESTMINSTER CO 80031

CITY OF WESTMINSTER
Attn: Andy Walsh
4800 W 92nd Avenue
WESTMINSTER CO 80031

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 DIVISION OF WILDLIFE
Attn: Matt Martinez
6060 BROADWAY
DENVER CO 80216-1000

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

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

Crestview Water & Sanitation
Attn: Patrick Stock
7145 Mariposa St
PO Box 21299
Denver CO 80221-0299

Division of Mining and Reclamation Safety
Attn: Jared Ebert
Colorado Department of Natural Resources
1313 Sherman St., #215
Denver CO 80203

GOAT HILL
Attn: SHARON WHITEHAIR
2901 W 63RD
AVE SP:0047
DENVER CO 80221

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

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

MOBILE GARDENS
Attn: VERA MARIE JONES
6250 FEDERAL #29
DENVER CO 80221

North Lincoln Water and Sanitation District
Attn: JORGE HINOJOS
1560 Broadway
Suite 1400
Denver CO 80202

North Lincoln Water and Sanitation District
Attn: - -

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

NORTHRIDGE ESTATES AT GOLD RUN HOA
Attn: SHANE LUSSIER
14901 E Hampden Ave
Suite 320
AURORA CO 80014

NS - Code Compliance
Attn: Kerry Gress
kgress@adcogovorg

Pecos Park Logistics Park Metro District
Attn: M Mitchell
4221 Brighton Blvd
Denver CO 802163719

PERL MACK NEIGHBORHOOD GROUP
Attn: DAN MICEK - PRESIDENT
7294 NAVAJO ST.
DENVER CO 80221

Pomponio Terrace Metropolitan District
Attn: Zachary White
2154 E. Commons Avenue, #2000
Centennial CO 80122

REGIONAL TRANSPORTATION DIST.
Attn: Engineering RTD
1560 BROADWAY SUITE 700
DENVER CO 80202

The TOD Group
Attn: THE TOD GROUP
1431 Euterpe Street
New Orleans LA 70130

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

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

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

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

United States Postal Service
Attn: Arlene Vickrey

United States Postal Service
Attn: Jason Eddleman

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

WESTMINSTER FIRE DEPT.
Attn: CAPTAIN DOUG HALL
9110 YATES ST.
WESTMINSTER CO 80031

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

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

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

2300W60 LLC
C/O CCSD-COLORADO LLC
4770 BISCAYNE BLVD STE 700
MIAMI FL 33137-3244

2400W60 LLC
C/O CCSD- COLORADO LLC
4770 BISCAYNE BLVD STE 710
MIAMI FL 33137-3244

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

6232 BEACH LLC
PO BOX 1719
ARVADA CO 80001-1719

67TH STREET ACQUISITIONS LLC
500 W 67TH STREET
LOVELAND CO 80538

ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

ADAMS COUNTY
4430 S ADAMS COUNTY PKWY
BRIGHTON CO 80601

ALOHA BEACH DEVELOPMENT CORP
3556 W 62ND AVENUE
DENVER CO 80221

APODACA FAMILY REALTY TRUST THE
2241 W 59TH PLACE
DENVER CO 80221

ATR HOLDINGS LLC
13490 IVY ST
THORNTON CO 80602-9223

BEACH62 LLC
3535 LARIMER ST
DENVER CO 80205-2421

BERKELEY POINTE LLC
2405 W 56TH AVE
DENVER CO 80221-1809

BOARD OF COUNTY COMMISSIONERS OF
ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

CARRASCO MARIA P
2360 W 58TH AVE
DENVER CO 80221

CC W64TH AVE LLC
4007 BRYANT ST
DENVER CO 80211-2117

CHERFEIN JOINT VENTURE LLC
3535 LARIMER ST
DENVER CO 80205-2421

CIROCKI VIOLA M TRUST THE UND 64.4% AND
CIROCKI FAMILY TRUST THE UND 35.6% INT
8610 HOLMAN CIRCLE
ARVADA CO 80005-5957

COUNTY OF ADAMS
4430 S ADAMS COUNTY PKWY FL 5
BRIGHTON CO 80601-8222

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

COUNTY OF ADAMS THE
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

CST METRO LLC
1 VALERO WAY
SAN ANTONIO TX 78249-1616

DEEDS BETH A
8800 GROVE ST
WESTMINSTER CO 80031-3329

DENNIS PROPERTIES LLC
8175 W CLIFTON AVE
LITTLETON CO 80128-5587

DENVER TRANSIT ORIENTED DEVELOPMENT
FUND LLC
1431 EUTERPE ST
NEW ORLEANS LA 70130-4405

DISNER PATRICK HENRY AND
DISNER KATHLEEN I
250 CARRICO ST
PAGOSA SPRINGS CO 81147

EGLI JAMES E
6231 BEACH STREET UNIT C
DENVER CO 80221

ELMS BLESSING LLC
14580 W 56TH PL
ARVADA CO 80002-1154

ELMS BLESSING LLC
C/O FRED J ELMS, MANAGING MEMBER
14580 W 56TH PLACE
ARVADA CO 80002

FED57 LLC
3535 LARIMER ST
DENVER CO 80205-2421

FED58 LLC
3535 LARIMER ST
DENVER CO 80205-2421

FED60 LLC
3535 LARIMER ST
DENVER CO 80205-2421

FED61 LLC
3535 LARIMER ST
DENVER CO 80205-2421

FED62 LLC
3535 LARIMER ST
DENVER CO 80205-2421

GRAEME JOHNSTON LLC
PO BOX 3717
DILLON CO 80435-3717

GWE L P
6320 BEACH STREET
DENVER CO 80221

HEPP MICHAEL J
13937 LEXINGTON PL
WESTMINSTER CO 80023-9386

HOLDCROFT EDWARD
8343 ADAMS WAY
DENVER CO 80221-3905

HOWARD GREGORY A TRUST THE AND
HOWARD KAREN R TRUST THE
10789 BRYANT COURT
WESTMINSTER CO 80234

JUNG CHUL W
6231 FEDERAL BLVD
DENVER CO 80221-2005

JUNG CHUL WOO
6231 N FEDERAL BLVD
DENVER CO 80221

KING LYNETTA ARCHER
412 CHALET DR
BLACK HAWK CO 80422-8722

MARTIN MARIETTA MATERIALS INC
C/O BADEN TAX MANAGEMENT
FORT WAYNE IN 46898-8040

MATHIAS ERIC J AND
MATHIAS KARLA A
6271 BEACH ST UNIT B
DENVER CO 80221-2072

MINER JOHN
PO BOX 577
CASTLE ROCK CO 80104-0577

MOBILE GARDENS LLC
31200 NORTHWESTERN HWY
FARMINGTON HILLS MI 48334-5900

NORTHRIDGE ESTATES AT GOLD RUN
HOMEOWNERS ASSOCIATION
2305 CANYON BLVD SUITE 200
BOULDER CO 80302

PATRICK DEWEY R AND
PATRICK RHONDA A
9520 S FIELD WAY
LITTLETON CO 80127

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

PIONEER MHP LLC 86% INT AND
WAYSIDE COLORADO LLC 14% INT
49 SW FLAGLER AVE STE 201
STUART FL 34994-2148

PIT 10 LLC
2500 E BRANNAN WY
DENVER CO 80229

PULL-N-SAVE AUTO PARTS LLC
5846 CROSSINGS BLVD
ANTIOCH TN 37013-3129

PULL-N-SAVE AUTO PARTS LLC
1550 N MEADOWCREST BLVD
CRYSTAL RIVER FL 34429-5756

QUIKRETE COMPANIES INC THE
C/O KAREN KULP
3490 PIEDMONT RD STE 1300
ATLANTA GA 30305-4811

QUIKRETE COMPANIES INC THE
C/O KAREN KULP
5 CONCOURSE PKWY STE 1900
ATLANTA GA 30328-6111

RBR PROPERTIES LLC
6202 BEACH ST
DENVER CO 80221-2033

REEFER WARE LLC
3535 LARIMER ST
DENVER CO 80205-2421

REGIONAL TRANSPORTATION DISTRICT
1600 BLAKE ST
DENVER CO 80202-1399

RHINER GERALD
5015 W 69TH AVE
WESTMINSTER CO 80030-5711

ROHRER BROTHERS LLC
PO BOX 61035
DENVER CO 80206-1035

SHOTCRETE YARD LLC
8250 S ALBION ST
CENTENNIAL CO 80122-3909

SILVER HOLDINGS LLC
2150 W 60TH AVE APT S
DENVER CO 80221-6623

STATE HIGHWAY DEPT
2000 S HOLLY ST
DENVER CO 80222-4818

STEP 13 INC
2029 LARIMER ST
DENVER CO 80205-2014

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

UNION PACIFIC RAILROAD COMPANY
C/O PROPERTY TAX DEPARTMENT
1400 DOUGLAS STOP 1690
OMAHA NE 68179-1640

VALDEZ RICHARD T AND
VALDEZ BARBARA G
2341 W 58TH AVE
DENVER CO 80221-1827

WEST SPANISH CONGREGATION OF JEHOVAH S
WITNESSES/ C/O MANUEL MENDEZ
2675 W 56TH AVE
DENVER CO 80221-1811

6141 FEDERAL BLVD LLC
OR CURRENT RESIDENT
6141 FEDERAL BLVD
DENVER CO 80221

AABAK ED
OR CURRENT RESIDENT
5781 CLAY STREET
DENVER CO 80221

APODACA GIL S
OR CURRENT RESIDENT
2241 W 59TH PL
DENVER CO 80221-6614

ARROYOS EDUARDO
OR CURRENT RESIDENT
2661 W 58TH AVE
DENVER CO 80221-1854

AVILA LYDIA AND OLIVAS-AVILA KAILEEN LIZETTE
AND
OLIVAS-AVILA BYANKA YAZMIN
OR CURRENT RESIDENT
2681 W 58TH AVE
DENVER CO 80221-1854

CANO IMELDA AND
CANO DELORES
OR CURRENT RESIDENT
2381 W 59TH PL
DENVER CO 80221-1834

CARDOZA JOSE LIUS GUERECA
OR CURRENT RESIDENT
2270 W 59TH PL
DENVER CO 80221-6615

CHAVEZ ALEJANDRO BARRAZA
OR CURRENT RESIDENT
2551 W 58TH AVENUE
DENVER CO 80221

CHOICE IV INVESTMENTS LLP
OR CURRENT RESIDENT
2080 W 60TH AVE
DENVER CO 80221-6631

CLARK JAMES ROBERT FAMILY TRUST THE
OR CURRENT RESIDENT
2300 W 59TH PL
DENVER CO 80221-1835

COWAN DAVID E AND
COWAN GAIL LEONE
OR CURRENT RESIDENT
2291 W 59TH PL
DENVER CO 80221-6614

CROWLEY DAVID P AND
CROWLEY LORRAINE K
OR CURRENT RESIDENT
2450 W 63RD CT
DENVER CO 80221-2031

DECKER JOHN L AND
DECKER DIANNA L
OR CURRENT RESIDENT
2341 W 59TH PL
DENVER CO 80221-1834

DIETZ ERIC
OR CURRENT RESIDENT
2230 W 59TH PL
DENVER CO 80221-6613

EGLI JAMES E
OR CURRENT RESIDENT
6231 BEACH STREET UNIT C
DENVER CO 80221

GLOECKLER AARON AND
GLOECKLER KELLY
OR CURRENT RESIDENT
6271 BEACH ST UNIT F
DENVER CO 80221-2072

HERNANDEZ JOEL DIAZ
OR CURRENT RESIDENT
6271 BEACH ST UNIT D
DENVER CO 80221-2072

HERNANDEZ JOHN A AND
HERNANDEZ GERALDINE
OR CURRENT RESIDENT
2641 W 58TH AVE
DENVER CO 80221-1854

L NOTHHAFT AND SON INC
OR CURRENT RESIDENT
2520 W 62ND CT
DENVER CO 80221-2030

MALLORY SEAN
OR CURRENT RESIDENT
2250 W 59TH PL
DENVER CO 80221-6615

MARTINEZ ALBERT V JR
OR CURRENT RESIDENT
2271 W 59TH PL
DENVER CO 80221-6614

MATHIAS AND MELTON LLC
OR CURRENT RESIDENT
6271 BEACH STREET C
DENVER CO 80221

MATHIAS ERIC J AND
MATHIAS KARLA A
OR CURRENT RESIDENT
6271 BEACH ST UNIT B
DENVER CO 80221-2072

MONDRAGON AUGUSTINE ROBERT AND
MONDRAGON DORIS F
OR CURRENT RESIDENT
2531 W 58TH AVE
DENVER CO 80221

RBR PROPERTIES LLC
OR CURRENT RESIDENT
6202 BEACH ST
DENVER CO 80221-2033

RWF ENTERPRISES LLC
OR CURRENT RESIDENT
2510 W 63RD CT
DENVER CO 80221-2031

SANCHEZ LOYA CARMEN AND
RODRIGUEZ RAFAEL J
OR CURRENT RESIDENT
2391 W 59TH PL
DENVER CO 80221-1834

SILVER HOLDINGS LLC
OR CURRENT RESIDENT
2150 W 60TH AVE
DENVER CO 80221-6623

SUFI IMRAN
OR CURRENT RESIDENT
2591 W 58TH AVE
DENVER CO 80221-1854

TRAN TRUNG Q AND
TRAN THY N
OR CURRENT RESIDENT
2621 W 58TH AVE
DENVER CO 80221

VALDEZ RICHARD T AND
VALDEZ BARBARA G
OR CURRENT RESIDENT
2341 W 58TH AVE
DENVER CO 80221-1827

VAZQUEZ JOSE LUIS AND
VAZQUEZ MARIA R
OR CURRENT RESIDENT
2571 W 58TH AVE
DENVER CO 80221-1854

VIGIL JUAN E II
OR CURRENT RESIDENT
2301 W 59TH PL
DENVER CO 80221-1834

WEST SPANISH CONGREGATION OF JEHOVAH S
WITNESSES/ C/O MANUEL MENDEZ
OR CURRENT RESIDENT
2675 W 56TH AVE
DENVER CO 80221-1811

YOUNG JAMES FRANK AND
YOUNG STEVEN DAVID
OR CURRENT RESIDENT
2290 W 59TH PL
DENVER CO 80221-6615

CURRENT RESIDENT
5855 FEDERAL BLVD
DENVER CO 80221-1805

CURRENT RESIDENT
5800 FEDERAL BLVD
DENVER CO 80221-1806

CURRENT RESIDENT
2685 W 56TH AVE
DENVER CO 80221-1811

CURRENT RESIDENT
5901 FEDERAL BLVD
DENVER CO 80221-1813

CURRENT RESIDENT
2860 W 60TH AVE
DENVER CO 80221-1818

CURRENT RESIDENT
2400 W 60TH AVE
DENVER CO 80221-1825

CURRENT RESIDENT
5900 FEDERAL BLVD UNIT A
DENVER CO 80221-1872

CURRENT RESIDENT
5900 FEDERAL BLVD UNIT B
DENVER CO 80221-1872

CURRENT RESIDENT
3061 W 58TH AVE
DENVER CO 80221-1902

CURRENT RESIDENT
3060 W 58TH AVE
DENVER CO 80221-1905

CURRENT RESIDENT
2901 W 63RD AVE LOT 32A
DENVER CO 80221-2000

CURRENT RESIDENT
2901 W 63RD AVE LOT 33A
DENVER CO 80221-2000

CURRENT RESIDENT
2901 W 63RD AVE LOT 34A
DENVER CO 80221-2000

CURRENT RESIDENT
2901 W 63RD AVE LOT 35A
DENVER CO 80221-2000

CURRENT RESIDENT
2901 W 63RD AVE LOT 36A
DENVER CO 80221-2000

CURRENT RESIDENT
2901 W 63RD AVE LOT 37A
DENVER CO 80221-2000

CURRENT RESIDENT
2901 W 63RD AVE LOT 38A
DENVER CO 80221-2000

CURRENT RESIDENT
6000 FEDERAL BLVD
DENVER CO 80221-2002

CURRENT RESIDENT
6199 FEDERAL BLVD
DENVER CO 80221-2003

CURRENT RESIDENT
6100 FEDERAL BLVD
DENVER CO 80221-2004

CURRENT RESIDENT
6201 FEDERAL BLVD
DENVER CO 80221-2005

CURRENT RESIDENT
6231 FEDERAL BLVD
DENVER CO 80221-2005

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 1
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 10
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 11
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 12
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 13
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 14
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 15
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 16
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 17
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 18
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 19
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 2
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 20
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 3
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 4
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 5
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 6
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 7
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 8
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 9
DENVER CO 80221-2009

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6250 FEDERAL BLVD LOT 21
DENVER CO 80221-2010

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6250 FEDERAL BLVD LOT 22
DENVER CO 80221-2010

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6250 FEDERAL BLVD LOT 23
DENVER CO 80221-2010

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6250 FEDERAL BLVD LOT 24
DENVER CO 80221-2010

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6250 FEDERAL BLVD LOT 25
DENVER CO 80221-2010

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6250 FEDERAL BLVD LOT 26
DENVER CO 80221-2010

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6250 FEDERAL BLVD LOT 27
DENVER CO 80221-2010

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6250 FEDERAL BLVD LOT 28
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 29
DENVER CO 80221-2010

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6250 FEDERAL BLVD LOT 30
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 31
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 32
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 33
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 34
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 35
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 36
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 37
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 38
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 39
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 40
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 41
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 42
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 43
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 44
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 45
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 46
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 47
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 48
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 49
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 50
DENVER CO 80221-2011

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6250 FEDERAL BLVD LOT 51
DENVER CO 80221-2011

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6250 FEDERAL BLVD LOT 52
DENVER CO 80221-2011

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6250 FEDERAL BLVD LOT 53
DENVER CO 80221-2011

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6250 FEDERAL BLVD LOT 54
DENVER CO 80221-2011

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6250 FEDERAL BLVD LOT 55
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 56
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 57
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 58
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 59
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 60
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 61
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 62
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 63
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 64
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 65
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 66
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 67
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 68
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 69
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 70
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 71
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 72
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 73
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 74
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 75
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 76
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 77
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 78
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 79
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 80
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 100
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 81
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 82
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 83
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 84
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 85
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 86
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 87
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 88
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 89
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 90
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 91
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 92
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 93
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 94
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 95
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 96
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 97
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 98
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 99
DENVER CO 80221-2013

CURRENT RESIDENT
6140 FEDERAL BLVD
DENVER CO 80221-2014

CURRENT RESIDENT
6150 FEDERAL BLVD
DENVER CO 80221-2014

CURRENT RESIDENT
6160 FEDERAL BLVD
DENVER CO 80221-2014

CURRENT RESIDENT
6190 FEDERAL BLVD
DENVER CO 80221-2014

CURRENT RESIDENT
2901 W 63RD AVE OFC OFC
DENVER CO 80221-2016

CURRENT RESIDENT
6001 FEDERAL BLVD BLDG B
DENVER CO 80221-2022

CURRENT RESIDENT
2901 W 63RD AVE LOT 31A
DENVER CO 80221-2024

CURRENT RESIDENT
2901 W 63RD AVE LOT 31B
DENVER CO 80221-2024

CURRENT RESIDENT
2901 W 63RD AVE LOT 31C
DENVER CO 80221-2024

CURRENT RESIDENT
2901 W 63RD AVE LOT 31D
DENVER CO 80221-2024

CURRENT RESIDENT
2901 W 63RD AVE LOT 31E
DENVER CO 80221-2024

CURRENT RESIDENT
2901 W 63RD AVE LOT 31F
DENVER CO 80221-2024

CURRENT RESIDENT
2901 W 63RD AVE LOT 31G
DENVER CO 80221-2024

CURRENT RESIDENT
2901 W 63RD AVE LOT 88
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 89
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 90
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 91
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 92
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 93
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 94
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 95
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 96
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 97
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 98
DENVER CO 80221-2026

CURRENT RESIDENT
2430 W 62ND CT
DENVER CO 80221-2030

CURRENT RESIDENT
6331 BEACH ST
DENVER CO 80221-2032

CURRENT RESIDENT
6351 BEACH ST
DENVER CO 80221-2032

CURRENT RESIDENT
6232 BEACH ST
DENVER CO 80221-2033

CURRENT RESIDENT
2880 W 62ND AVE
DENVER CO 80221-2046

CURRENT RESIDENT
2890 W 62ND AVE
DENVER CO 80221-2046

CURRENT RESIDENT
2901 W 63RD AVE LOT 1
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 10
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 12
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 14
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 15
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 16
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 17
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 18
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 19
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 1A
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 2
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 20
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 3
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 3A
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 4
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 5
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 6
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 7
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 8
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 9
DENVER CO 80221-2063

CURRENT RESIDENT
2901 W 63RD AVE LOT 21
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 22
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 23
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 24
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 25
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 26
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 27
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 28
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 29
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 30
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 31
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 32
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 33
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 34
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 35
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 36
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 37
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 38
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 39
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 40
DENVER CO 80221-2064

CURRENT RESIDENT
2901 W 63RD AVE LOT 41
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 42
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 43
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 44
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 45
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 46
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 47
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 48
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 49
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 50
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 51
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 52
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 53
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 54
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 55
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 56
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 57
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 58
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 59
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 60
DENVER CO 80221-2065

CURRENT RESIDENT
2901 W 63RD AVE LOT 61
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 62
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 63
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 64
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 65
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 66
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 67
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 68
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 69
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 70
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 71
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 72
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 73
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 74
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 75
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 76
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 77
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 78
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 79
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 80
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 81
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 82
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 83
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 84
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 85
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 86
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 87
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 11
DENVER CO 80221-2067

CURRENT RESIDENT
6271 BEACH ST UNIT A
DENVER CO 80221-2072

CURRENT RESIDENT
6271 BEACH ST UNIT E
DENVER CO 80221-2072

CURRENT RESIDENT
6271 BEACH ST UNIT G
DENVER CO 80221-2072

CURRENT RESIDENT
6231 BEACH ST UNIT A
DENVER CO 80221-2073

CURRENT RESIDENT
6231 BEACH ST UNIT B
DENVER CO 80221-2073

CURRENT RESIDENT
6231 BEACH ST UNIT D
DENVER CO 80221-2073

CURRENT RESIDENT
2400 W 64TH AVE
DENVER CO 80221-2325

CURRENT RESIDENT
2660 W 64TH AVE
DENVER CO 80221-2330

CURRENT RESIDENT
2600 W 62ND AVE
DENVER CO 80221-2466

CURRENT RESIDENT
2211 W 59TH PL
DENVER CO 80221-6614

CURRENT RESIDENT
2231 W 59TH PL
DENVER CO 80221-6614

CURRENT RESIDENT
2200 W 60TH AVE UNIT A
DENVER CO 80221-6621

CURRENT RESIDENT
2200 W 60TH AVE UNIT B
DENVER CO 80221-6621

CURRENT RESIDENT
2200 W 60TH AVE UNIT C
DENVER CO 80221-6621

CURRENT RESIDENT
2200 W 60TH AVE UNIT D
DENVER CO 80221-6621

CURRENT RESIDENT
2200 W 60TH AVE UNIT E
DENVER CO 80221-6621

CURRENT RESIDENT
2200 W 60TH AVE UNIT F
DENVER CO 80221-6621

CURRENT RESIDENT
2180 W 60TH AVE
DENVER CO 80221-6623

CURRENT RESIDENT
2000 W 60TH AVE
DENVER CO 80221-6631

CURRENT RESIDENT
5929 PECOS ST
DENVER CO 80221-6646

CERTIFICATE OF POSTING

I, J. Gregory Barnes do hereby certify that I posted the property at 2601 W. 60th Avenue on June 23, 2020, in accordance with the requirements of the Adams County Development Standards and Regulations.

J. Gregory Barnes