



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

**CASE NAME: 461 E. 66th Rezone
CASE NO.: RCU2020-00023**

TABLE OF CONTENTS

EXHIBIT 1 – BOCC Staff Report

EXHIBIT 2- Maps

- 2.1 Aerial Map
- 2.2 Zoning Map
- 2.3 Future Land Use Map

EXHIBIT 3- Applicant Information

- 3.1 Applicant Written Explanation
- 3.2 Applicant Conceptual Site Plan

EXHIBIT 4- Referral Comments

- 4.1 Adams County Fire District
- 4.2 Adams County Code Compliance
- 4.3 CDOT
- 4.4 CDPHE
- 4.5 North Pecos Water and Sanitation
- 4.6 RTD
- 4.7 Tri-County Health Department
- 4.8 Xcel Energy

EXHIBIT 5- Public Comments

EXHIBIT 6- Associated Case Materials

- 6.1 Request for Comments
- 6.2 Public Hearing Notice
- 6.3 Newspaper Publication
- 6.4 Referral Agency Labels
- 6.5 Property Owner Labels
- 6.6 Neighborhood Meeting Summary
- 6.7 Certificate of Posting



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

February 9, 2021

CASE No.: RCU2020-00023	CASE NAME: 461 E. 66th Rezone
Owner's Name:	Michael E. Fiori
Applicant's Name:	Michael E. Fiori
Applicant's Address:	80 E 62 nd Ave. Denver CO, 80216
Location of Request:	461 E 66 th Ave. & 6591 Washington St.
Parcel #:	0182503402001, 0182503401009, 0182503401008
Nature of Request:	Zoning Map Amendment (rezoning) to change the zoning designations from Commercial-4 (C-4), Industrial-1 (I-1) and Industrial-3 (I-3) to Industrial-2 (I-2). A separate lot line vacation application has been filed to combine three lots into a single 4.7-acre lot.
Future Land Use:	Industrial
Site Size:	4.7 acres
Proposed Uses:	Industrial
Existing Use:	Industrial
Hearing Date(s):	PC: January 14, 2021/ 6:00 pm BOCC: February 9, 2021/ 9:30 am
Report Date:	February 3, 2021
Case Manager:	Maggie Barringer
Staff Recommendations:	APPROVAL with 4 Findings-of-Fact and 1 note

SUMMARY OF APPLICATION

Background:

The applicant, Michael Fiori, is requesting to rezone the subject property from Commercial-4 (C-4), Industrial-1 (I-1) and Industrial-3 (I-3) to Industrial-2 (I-2). The site previously housed a large pile of shingles, which has recently been cleaned up by the applicant. The property is currently developed with a storage warehouse that was built in 1982.

If the subject rezoning is approved, the applicant intends to develop the property with a large industrial building and paved parking for the building. The future development of the site will be subject to permit approval by County staff and will be reviewed for compliance with parking, lighting, architectural, landscaping, traffic, and other performance standards. A lot line vacation

is being processed concurrently with this application to combine all three parcels to one 4.7-acre parcel.

Development Standards and Regulations:

Section 2-02-15-06-02 of the County's Development Standards and Regulations outlines the approval criteria for rezoning a property. These include compliance with the requirements and purpose of the Development Standards and Regulations, consistency with the Comprehensive Plan, and compatibility with the surrounding area.

The subject property is designated Commercial-4 (C-4), Industrial-1 (I-1) and Industrial-3 (I-3) on the County's zoning map. Per Section 3-22-01 of the County's Development Standards and Regulations, the purpose of the C-4 designation is to serve as a general retail and service district designed to provide services and products for both the general and traveling public in a regional context. The purpose of the I-1 zone district per Section 3-24-01 of the County's Development Standards and Regulations, is to provide a general commercial and limited industrial district designed to provide for a variety of compatible business, warehouse, wholesale, offices and very limited industrial uses. Finally, the purpose of the I-3 zone district per Section 3-26-01 is to provide a heavy industrial district designed to accommodate most industrial enterprises.

The applicant has a lot line vacation being processed concurrently with this request to combine these three parcels. If the rezoning request is approved, the resulting 4.7-acre parcel would be zoned Industrial-2 (I-2). Per Section 3-25-01 of the County's Development Standards and Regulations, the purpose of the I-2 designation is to accommodate light manufacturing, processing, fabrication, assembly, and storage of non-hazardous and/or non-obnoxious material and products, as well as allowing service facilities for industries and their employees. Many Light, Moderate, and Heavy Industrial uses are permitted by right in the I-2 zone district, with the most impactful to the surrounding area requiring a Conditional Use Permit. Most Heavy Manufacturing and Processing Uses are conditional in the I-2 district.

Per Section 3-25-07-01 of the County's Development Standards and Regulations, the minimum lot size for properties in the I-2 zone district is two acres and the minimum lot width is one hundred and twenty-five (125) feet. The subject properties have a land area of 4.7 acres and a width is approximately three-hundred and thirty-seven (337) feet. Therefore, the rezone request is consistent with the Development Standards and Regulations by conforming to the dimensional requirements for the I-2 district.

Standards for setbacks and structure dimensions within the I-2 zone district are described in Section 3-25-07-03 of the County's Development Standards and Regulations. As part of the I-2 zone district, a structure would need to have a minimum front setback of twenty-five (25) feet, a minimum side setback of fifteen (15) feet on one side and (5) feet on the other and side; zero (0) foot setbacks may be approved for fireproof structures and a minimum rear setback of 15 feet.

Future Land Use Designation/Comprehensive Plan:

The Future Land Use Designation on the property is Industrial. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of the Industrial future land use designation is to provide for a wide range of employment uses, including manufacturing. The Industrial future land use designation can be compatible with Industrial (I-1), Industrial-2 (I-2), or Industrial-3 (I-3) zoning. The proposed industrial building is permitted in the I-2 zone district, with the overall use on the property being subject to approved uses in the zone district. The request to rezone the property to I-2 conforms to the goals of the future land use designation.

Site Characteristics:

The site borders the I-25 to I-76 Interchange to the north and west, which makes this property very visible to travelers entering the County. East 66th Ave is to the east of the property and the Hub 25 industrial campus is to the south. Access to the site is currently taken from East 66th Ave, which is classified as a collector road. The subject property has a relatively flat topography and is currently developed with a storage building.

Surrounding Zoning Designations and Existing Use Activity:

Northwest I-76	North C-4 Vacant	Northeast I-3 Commercial
West I-25	Subject Properties C-4, I-1 and I-3 Vacant, Storage Building	East I-3 Commercial
Southwest I-25	South I-2 Industrial	Southeast PUD Commercial

Compatibility with the Surrounding Area:

The surrounding area includes a mix of commercial properties, industrial properties, I-25 and I-76. The surrounding properties are within unincorporated Adams County and include a mix of I-2, I-3, and PUD zoned properties. The areas to the south and east of the site are mostly developed with industrial and commercial uses. The Hub 25 development is located directly south and currently houses a mix of distribution and office/showroom space. The proposed use for the subject property is akin to that of Hub 25, which is zoned I-2, making the subject request consistent with surrounding developments. The I-2 district allows for structures up to seventy-five (75) feet tall, while the I-3 zone district, which exists to the east, allows for structures up to ninety (90) feet in height. Understanding that the visibility of this property makes it part of the gateway to the County, staff believes that the subject request to rezone to I-2 is both supported by the Comprehensive Plan and compatible with the surrounding area.

Planning Commission Update:

The Planning Commission (PC) considered this case on January 14, 2021 and voted (7-0) to recommend approval of the request. The applicant spoke at the meeting and had no concerns with the staff report or presentation. There were no members of the public that commented on this case at the Planning Commission meeting.

Staff Recommendation:

Based upon the application, the criteria for approval for a rezoning, and a recent site visit, staff recommends approval of this request with 4 findings-of-fact and 1 note:

RECOMMENDED FINDINGS-OF-FACT REZONING

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

RECOMMENDED NOTE

1. Adams County will require building permit approval to establish the new uses. These reviews shall include, but are not limited to, landscaping, site design, parking, building safety, traffic, and drainage.

PUBLIC COMMENTS

Notifications Sent	Comments Received
76	0

All property owners and occupants within 1,000 feet of the subject property were notified of the request. As of writing this report, staff has received 0 responses from those notified.

Responding with Concerns:

None

Responding without Concerns:

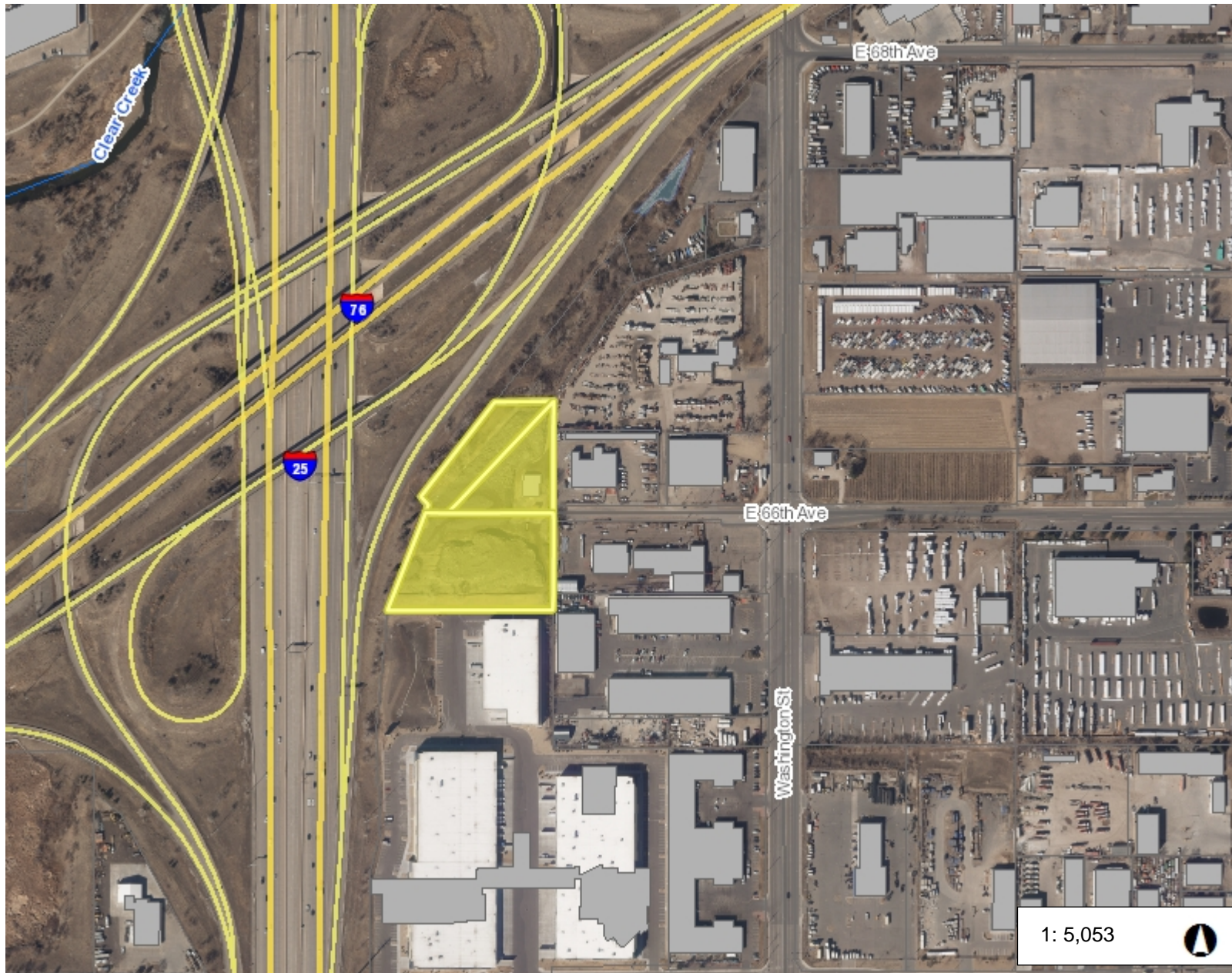
Adams County Fire District
Adams County Code Compliance
CDOT
CDPHE
North Pecos Water and Sanitation
RTD
Tri-County Health Department
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams County Parks and Open Space Department
Adams County Sheriff
Century Link
Colorado Division of Parks & Wildlife

Comcast
Crestview Water and Sanitation
Mapleton School District #1
Metro Wastewater Reclamation
North Washington Street Water and Sanitation District
Perl Mack Neighborhood Group
Union Pacific Railroad
Welby Citizen Neighborhood Group
Westminster School District #50

Adams County Map



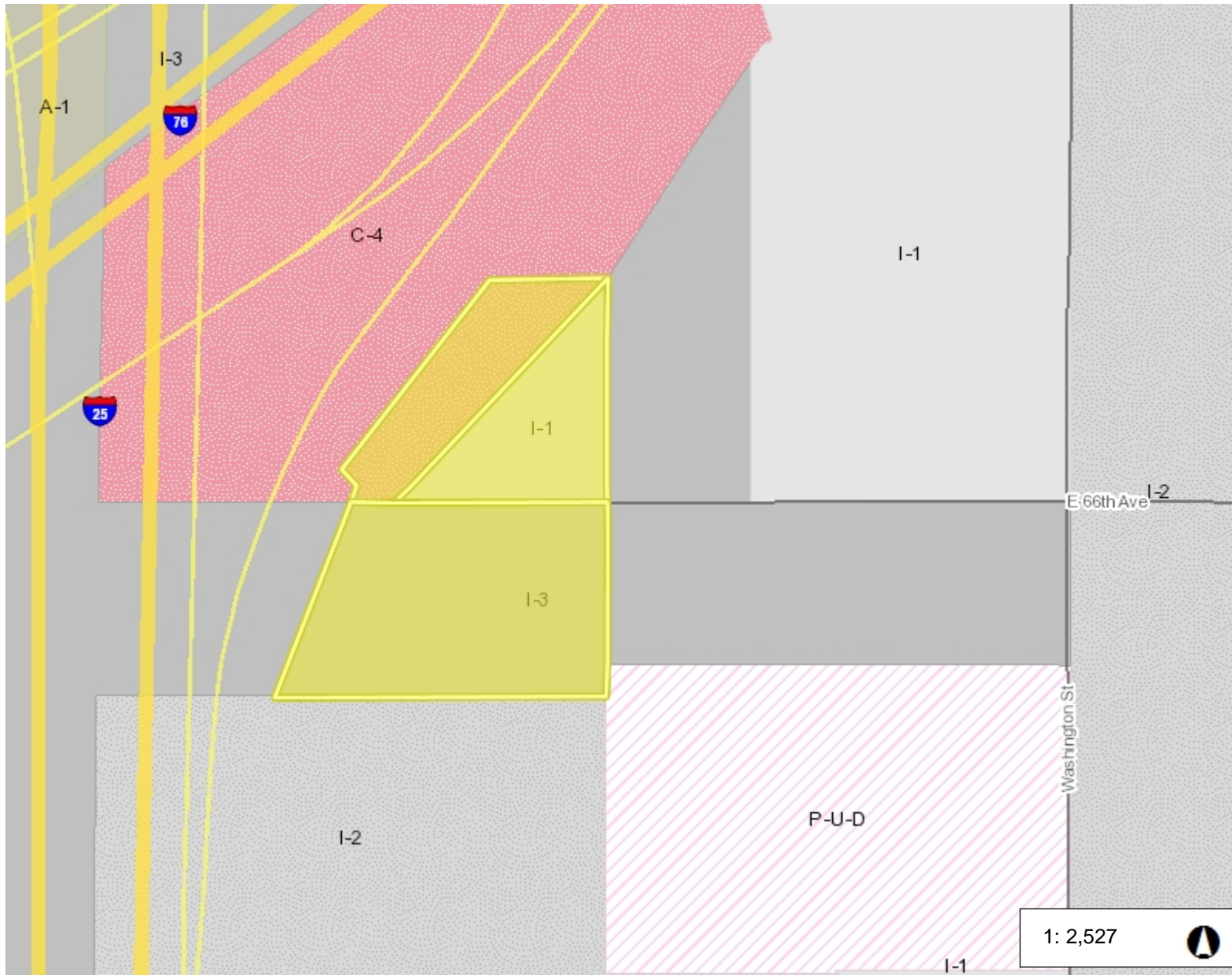
Legend

- Highways**
 - Interstate
 - Highway
 - Tollway
- Streets**
 - Streets
 - Ramp
- Building**
- County Parks and Open Space**
- Small Lakes**
- Major Lakes**
- Rivers**
 - Canal
 - Ditch
 - Primary Creek
 - River
 - Secondary Creek
 - Stream
- Parcels**
- County Boundary**

0.2 0 0.08 0.2 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Legend

Highways

- Interstate
- Highway
- Tollway

Streets

- Streets
- Ramp

Zoning

- A-1
- A-2
- A-3
- Conditions
- TOD
- 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

1: 2,527

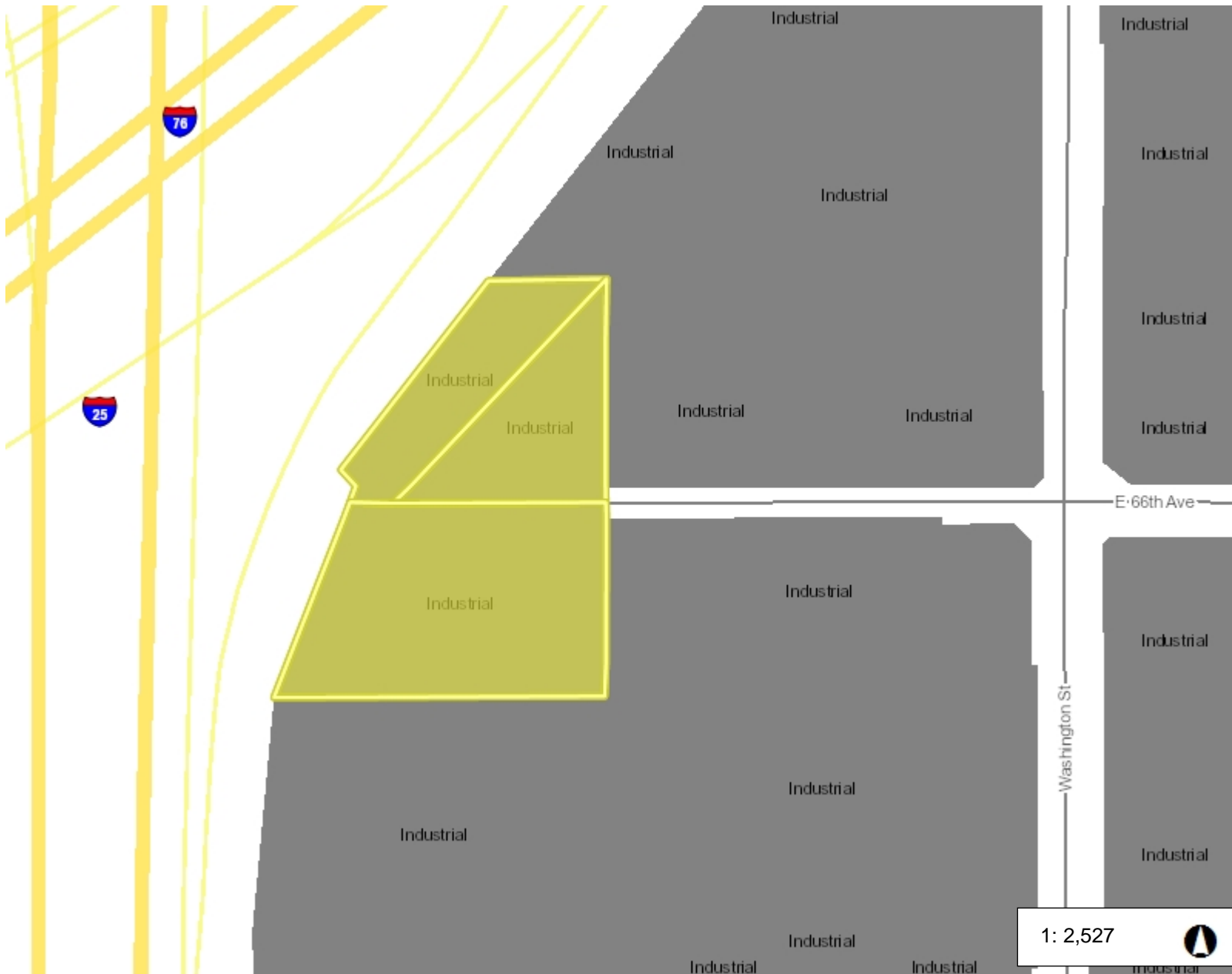


0.1 0 0.04 0.1 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Adams County Map



Legend

Highways

- Interstate
- Highway
- Tollway

Streets

- Streets
- Ramp

Comprehensive Plan

- Urban Residential
- Estate Residential
- Local District Mixed Use
- Mixed Use Neighborhood
- Activity Center
- Mixed Use Employment
- Commercial
- Industrial
- Agriculture
- DIA Reserve
- Parks and Open Space
- Public
- Municipal Area

1: 2,527



0.1 0 0.04 0.1 Miles

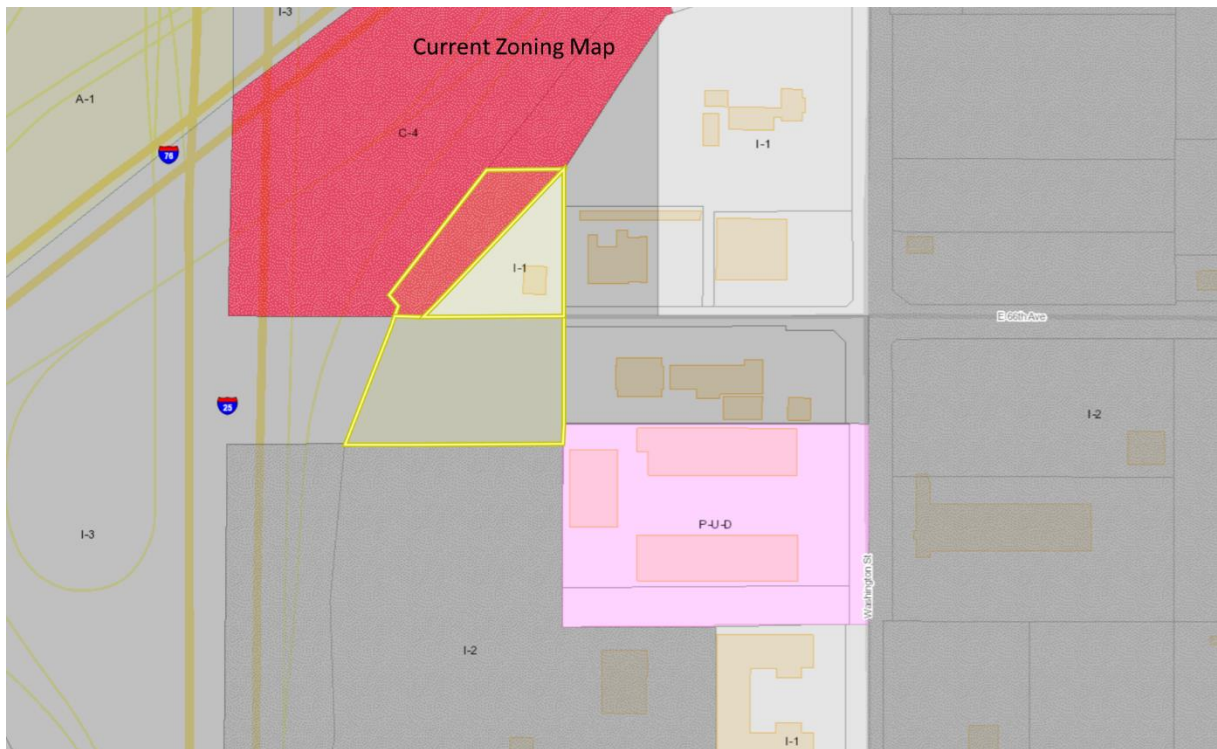
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

3. Written Explanation of the Project

The purpose of this project is to consolidate three parcels owned by the applicant, all with different zoning, C-4, I-1, I-3, to the I-2 zone. A replat of the parcels into one plat is also being submitted.

The combined acreage of the parcels is approximately 4.71 acres. Zoning as I-2 will be consistent and more harmonious with the surrounding parcels and with the future plan for the area. (See maps below.)



The consolidation of the parcels to an I-2 zone addresses the criteria of the regulations under section 2-02-15-6 for approval as follows:

- 1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan. The future plan for the area is industrial as is noted on the map below.*
- 2. The Zoning Map amendment is consistent with the purposes of these standards and regulations. The plan to merge the parcels and zones provides for a consistent use of the area and follows the guidelines of the regulations.*
- 3. The Zoning Map amendment will comply with the requirements of these standards and regulations. The attached site plan addresses and demonstrates compliance with the regulations.*
- 4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the*

inhabitants of the area and the County. As shown in the current zoning map above, the I-2 zone is consistent and compatible with the neighborhood. The planned use for the property, as light industrial, will not be detrimental to development or safety of the area. Updating the fencing, buffer area landscaping and building consistent with the low impact (Section 9-01-03-14) and sustainable development practices (Section 3-27-06-05) will be incorporated in to the site planning and construction plans for this project and will enhance the neighborhood and upgrade to current standards.

This application is accompanied by the following items, according to the application checklist:

- Site Plan Showing Proposed Development including:
 - a. Proposed Building Envelope
 - b. Parking Areas
 - c. Site Access
 - d. Landscape Areas
- Trip Generation Letter
- Preliminary Drainage Analysis
- Neighborhood Meeting Summary
- Proof of Ownership (warranty deed or title policy)
- Proof of Water and Sewer Services
- Legal Description
- Certificate of Taxes Paid
- Certificate of Notice to Mineral Estate Owners/and Lessees
- Certificate of Surface Development

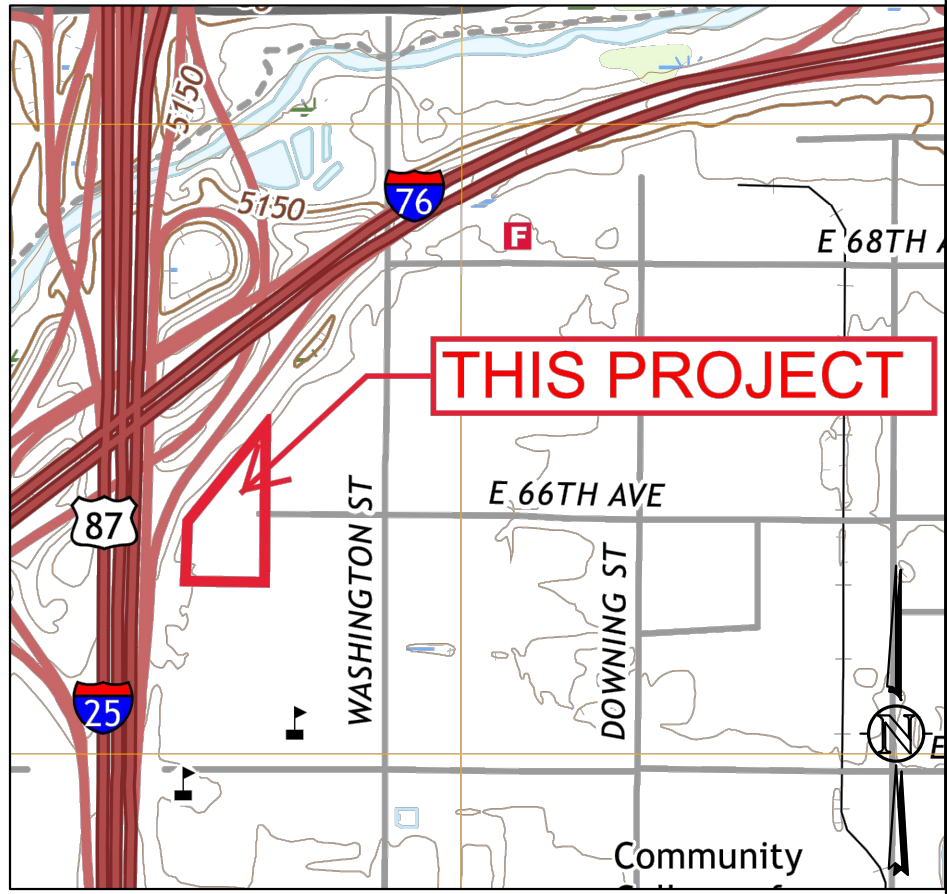
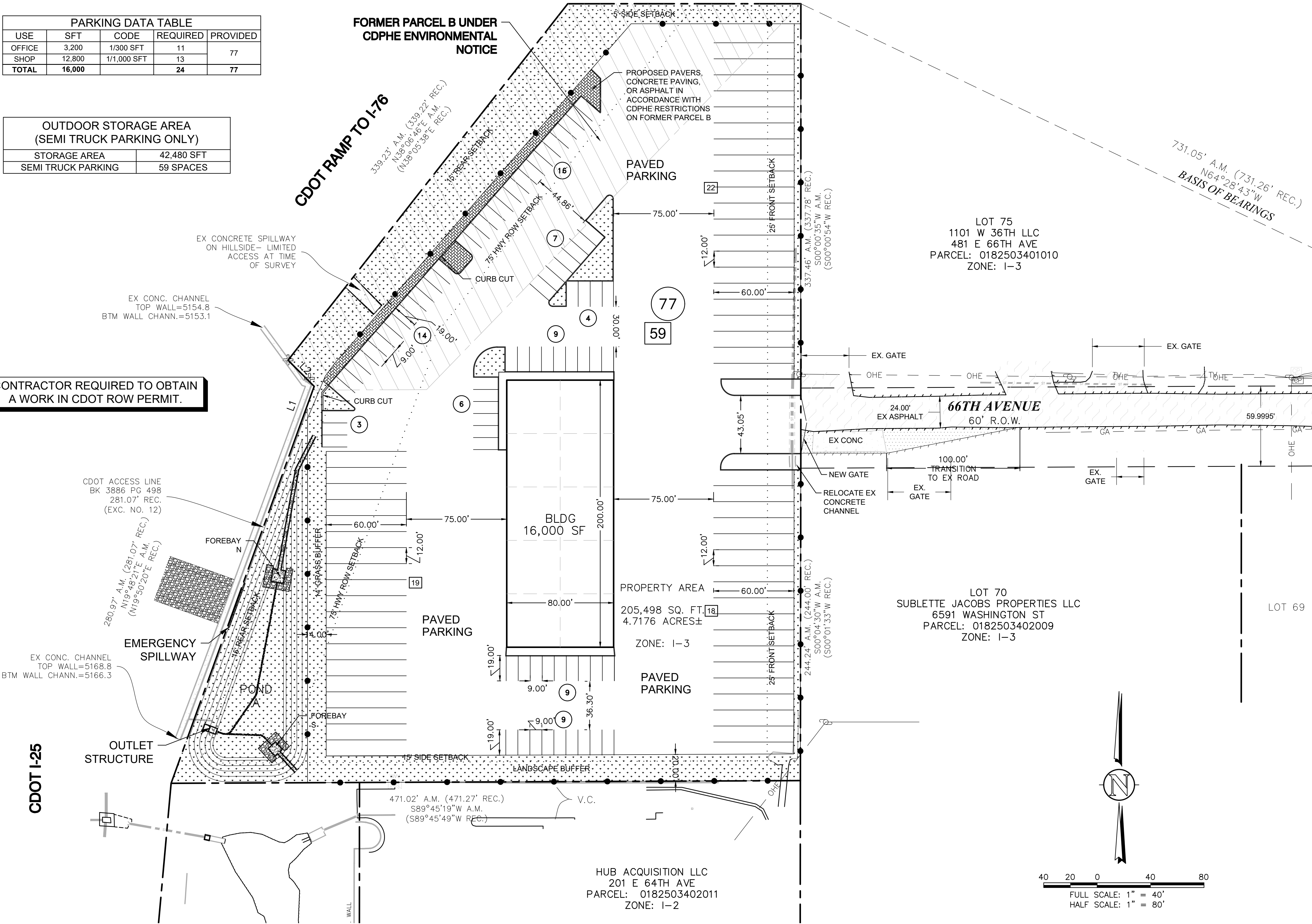
LOT DATA TABLE			
DESCRIPTION	AREA (SF)	AREA (ACRE)	%
PROPOSED ZONE	I-3		
LOT	205,498 SF	4.72 AC	100.00%
PROPOSED BUILDING	16,000 SF	0.37 AC	7.79%
PROPOSED CONCRETE	3,804 SF	0.08 AC	1.75%
PROPOSED ASPHALT	153,504 SF	3.52 AC	74.70%
TOTAL HARDSCAPE AREA	157,108 SF	3.61 AC	76.45%
PROPOSED LANDSCAPE AREA	32,390 SF	0.74 AC	15.76%

SETBACK DATA TABLE	
MAX BLDG HEIGHT	90'
PROPERTY LINE	SETBACK
FRONT	25'
SIDE	15' / 5'
REAR	15'
HIGHWAY ROW	75'

PARKING DATA TABLE				
USE	SFT	CODE	REQUIRED	PROVIDED
OFFICE	3,200	1/300 SFT	11	77
SHOP	12,800	1/1,000 SFT	13	
TOTAL	16,000		24	77

OUTDOOR STORAGE AREA (SEMI TRUCK PARKING ONLY)	
STORAGE AREA	42,480 SFT
SEMI TRUCK PARKING	59 SPACES

CONTRACTOR REQUIRED TO OBTAIN
A WORK IN CDOT ROW PERMIT.



VICINITY MAP
SE 1/4 SEC 36 T3S R 65W
SCALE 1" = 1,000'

NOTES

THIS PLAN IS INTENDED AS THE GENERAL SITE PLAN FOR 461 E 66TH AVE.
ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.
IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND ADAMS COUNTY RESPECTIVELY.
SEE "ALTA/NSPS LAND TITLE SURVEY" COMPLETED BY 39 NORTH ENGINEERING & SURVEYING, LLC - DATED NOVEMBER 11, 2019.
ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY OTHERS - SPECIFICALLY PER SAME SURVEY NOTED ABOVE.
NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SYMBOL LEGEND

45 DEG BEND	RESTRAINED CROSS
22.5 DEG BEND	FIRE HYDRANT
RESTRAINED PLUG	RESTRAINED WATER VALVE
RESTRAINED TEE	CURB STOP
WATER METER	SPEED BUMP
SPILL CURB	
PARKING COUNT	TRUCK PARKING/STORAGE
PROPOSED CONCRETE	EXISTING CONCRETE
PROPOSED ASPHALT	PROPOSED LANDSCAPE

LINETYPE LEGEND

LOT / PROPERTY LINE	SECTION LINE
RIGHT OF WAY LINE	EASEMENT
GRID LINE	BUILDING SETBACK
100yr FLOODPLAIN 2015 SURVE	EXISTING SWALE
TO BE ABANDONED LOT LINE	EXISTING BUILDING, CURB
EDGE of ASPHALT	CHAINLINK FENCE
WIRE FENCE	POND WQ W/S
EXISTING OVERHEAD ELEC	EXISTING ELECTRICAL LINE
EXISTING STORM LINE	EXISTING SANITARY LINE
EXISTING WATER LINE	EXISTING GAS LINE
EXISTING FIBER OPTIC LINE	EXISTING TELEPHONE LINE
PROPOSED SWALE	PROPOSED SANITARY LINE
PROPOSED SANITARY SERVICE	PROPOSED STORM LINE
PROPOSED WATER LINE	PROPOSED WATER SERVICE
PROPOSED FIRE PROTECTION LINE	PROPOSED GAS LINE
PROPOSED ELECTRIC LINE	PROPOSED TELEPHONE LINE
2 HOUR FIRE WALL	

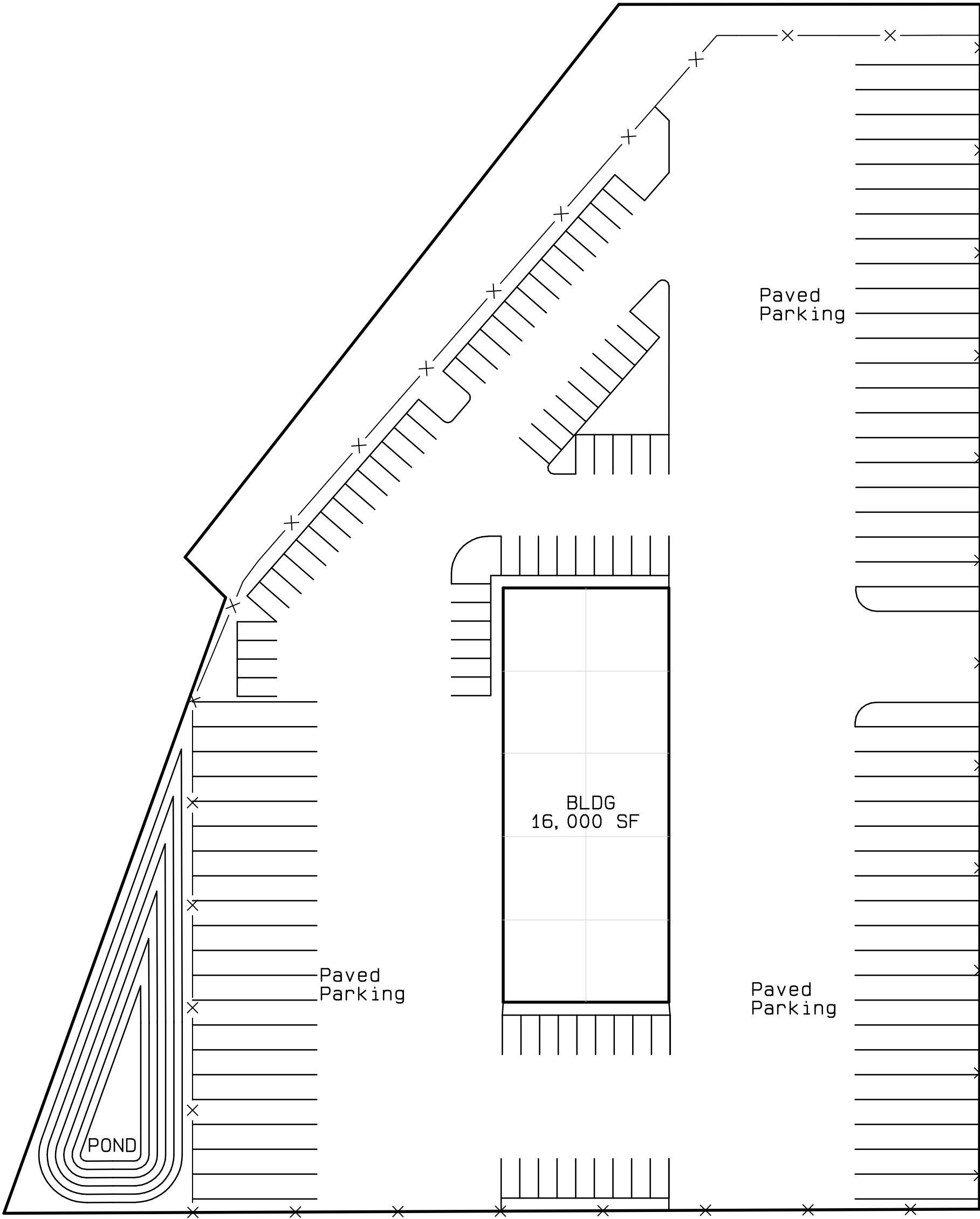
127 S. DENVER AVE
FT. LUTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 685-9951
FAX (720) 294-1330
Western Engineering Consultants, Inc LLC

NO.	REVISION	DATE	BY	CHK.
1	INITIAL RELEASE	07/28/20	CFC	

SITE PLAN
6625 INVESTMENTS LLC
461 E 66TH AVE
ADAMS COUNTY, COLORADO

Dig Safely.
CALL UNCC
THREE WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION
CENTER OF COLORADO

ONLY VALID FOR CONSTRUCTION
SCALE: 1" = 40'
RELEASE: 07/28/20
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO.
01-0321.002.00
DOC CON #
01-SITE



461 East 66th Ave.
Preliminary Development Plan
1" = 50'



Development Review Team Comments

Date: 10/30/2020

Project Number: RCU2020-00023

Project Name: 461 E 66th Avenue Rezone

Commenting Division: Planner Review

Name of Reviewer: Maggie Barringer

Date: 10/30/2020

Email:

Complete

PLN01: The subject properties are located at parcel numbers 0182503401008, 0182503401009 and 0182503402001.

- Parcel number 0182503401008 or 461 E 66th Ave. is 1.02 acres and is zoned Commercial-4(C-4),
- Parcel number 0182503401009 or 6591 Washington St. is 1.1 acres and is zoned Industrial-1(I-1).
- Parcel number 0182503402001 or 6591 Washington St. is 2.57 acres and is zoned Industrial-3(I-3).

PLN02: The future land use of all three of these properties is industrial. The industrial future land use is intended for a wide range of employment uses, including manufacturing, warehouses, distribution, and other industries.

PLN03: It is not clearly indicated what the proposed use on the property is, please submit with a letter that explains the properties use.

PLN04: The submitted application states that Industrial-3 zoning is being requested for the rezone, the intent of the I-3 zone district is to provide a heavy industrial district designed to accommodate most industrial enterprises. It appears that I-2 is more compatible with the surrounding area, please resubmit if you would rather request I-2 rather than I-3 zoning.

Commenting Division: ROW Review

Name of Reviewer: Greg Labrie

Date: 10/29/2020

Email: glabrie@adcogov.org

Complete

ROW1: No additional right-of-way will be required in relation to this case unless a Traffic Study indicates otherwise.

ROW2: A title commitment should be secured in conjunction with construction of proposed new building on this property. This will ensure that building at proposed site does not encroach on another party's rights. A copy should be sent to Adams County to facilitate review.

ROW3: A drainage easement to the County is required for any detention pond that is created due to drainage infrastructure requirements determined by the drainage report and drainage plans indicated in the engineering comments. The County has standard language for these easements. The legal description of the pond area needs to be created by a Licensed Professional land Surveyor.

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 10/29/2020

Email: glabrie@adcogov.org

Complete

ENG1: A trip generation letter and a preliminary drainage analysis has been submitted by the applicant. A traffic impact study and drainage study will be required to support the design of the proposed new development.

ENG2: The project site is not located in a floodplain, nor is it located in a natural resource conservation district. A floodplain use permit will not be required to support the construction of the building and site improvements.

ENG3: Property is in Adams County MS4 Stormwater Permit area, and site improvements will disturb more than one acre of land. If the land use is approved, a Stormwater Quality (SWQ) Permit is required. The applicant is required to prepare a Stormwater Management Plan (SWMP) using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000 before the construction of the proposed building and site improvements.

(<http://www.adcogov.org/stormwater-quality-swq-permit-construction-activities>). Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge. The applicant should contact Juliana Archuleta, the County's Stormwater Program Manager, to inquire about obtaining a SWQ Permit. Ms. Archuleta can be contacted at 720-523-6869 or by email at mjarchuleta@adcogov.org.

ENG4: If the land use is approved, the applicant will be required to obtain building permits for the proposed structures on the site to include the building structure, fence structure, and any retaining walls that may be constructed on the site. The applicant will also be required to obtain an infrastructure permit (INF) for the site improvements to include the asphalt parking lot, curb, gutter, sidewalk, drainage pipe, drainage swales, and drainage pond. The building permit application and the Infrastructure (INF) permit application can be found on the Adams County web site on the epermitcenter web page.

Commenting Division: Building Safety Review

Name of Reviewer: Justin Blair

Date: 10/13/2020

Email: jblair@adcogov.org

Complete



ADAMS COUNTY FIRE RESCUE FIRE PREVENTION BUREAU

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

Project:	461 E 66 th Ave Rezone	Type:	County Referral – PRC2020-00023
Address:	461 East 66 th Avenue	Date:	10/13/20
Reviewed By:	Whitney Even		

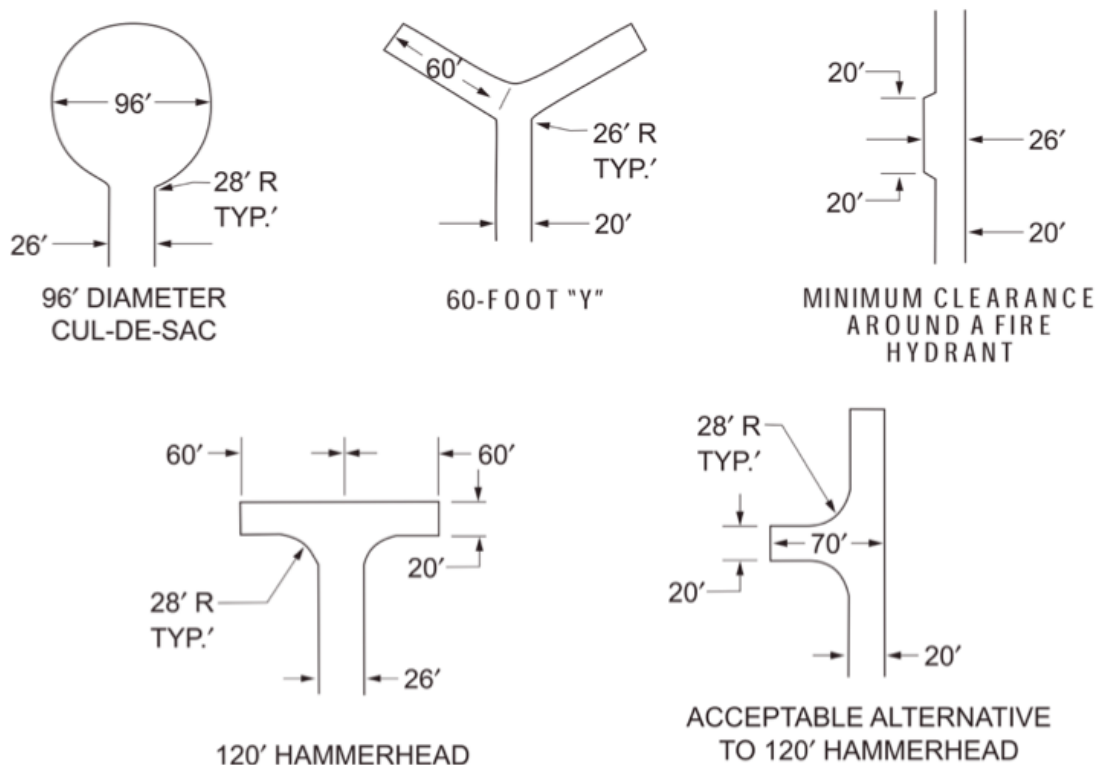
The following information provides guidance on general fire code requirements typically applicable to new development projects. However, please be aware that this list is NOT all encompassing. **It is the responsibility of the contractor to read this comment letter in its entirety and make sure that all requirements are satisfied.**

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. 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*.
3. Please be aware that these comments are subject to change as more information is received or if there are changes to the plans during subsequent reviews.

Access Requirements:

4. **Approved access roads must be constructed prior to any vertical construction and/or to combustible materials being delivered to the site**, whichever comes first. 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. Vehicle access shall be provided to within 150 feet of temporary or permanent fire department connections.
5. Fire apparatus access roads shall be a minimum of 24' wide or 26' when a hydrant is present or the building exceeds 30' in height.
6. Fire apparatus access roads shall be within 150' of all ground level exterior portions of the building.
7. Any dead-end fire apparatus access road in excess of 150' shall be provided with an approved turnaround.



8. 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>.
9. New and existing buildings 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.
 - a. A temporary sign must be provided if the permanent signage is not yet installed.

Fire Protection Water Supply and Hydrants:

10. **Water mains and all required hydrants shall be installed before the delivery of combustible materials to the site.** Hydrants shall be maintained operational at all times thereafter, unless alternate provisions for water supply are approved by the Fire District. Any private fire service mains and fire hydrants and all fire sprinkler service lines shall be installed by a State of Colorado Licensed Fire Suppression System Contractor – Underground Contractor and meet the requirements of National Fire Protection Association Standard 24. Plans for the underground fire sprinkler service line shall be submitted for review and

approval to ACFR. A current list of registered contractors can be found by going to <https://www.colorado.gov/dfpc/fire-suppression-system-contractors>. Once installed, all underground fire sprinkler service lines must be inspected by an ACFR inspector before covering. Attached is a guideline for the inspections required for an underground fire sprinkler service line.

11. 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.
12. The FDC for each building with a fire sprinkler system must be located within 150 feet of a fire hydrant.
13. A fire hydrant shall be located within 400' (unsprinklered building) or 600' (fully sprinkled building) of all ground level exterior portions of the building.
14. The number and distribution of fire hydrants is based on the required fire flow. You may refer to Appendix C of the 2018 IFC for guidance.
 - a. See charts on next page.

TABLE B105.1(2)
REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2

FIRE-FLOW CALCULATION AREA (square feet)					FIRE FLOW (gallons per minute) ^b	FLOW DURATION (hours)
Type IA and IB ^a	Type IIA and IIIA ^a	Type IV and V-A ^a	Type IIB and IIIB ^a	Type V-B ^a		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

a. Types of construction are based on the *International Building Code*.

b. Measured at 20 psi residual pressure.

TABLE B105.2
REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) ^b	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

a. The reduced fire flow shall be not less than 1,000 gallons per minute.

b. The reduced fire flow shall be not less than 1,500 gallons per minute.

**TABLE C102.1
REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS^h**

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS^{a, b, c, f, g} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT^{d, f, g}
1,750 or less	1	500	250
1,751–2,250	2	450	225
2,251–2,750	3	450	225
2,751–3,250	3	400	225
3,251–4,000	4	350	210
4,001–5,000	5	300	180
5,001–5,500	6	300	180
5,501–6,000	6	250	150
6,001–7,000	7	250	150
7,001 or more	8 or more ^e	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

- a. Reduce by 100 feet for dead-end streets or roads.
- b. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof.
- f. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the *International Fire Code*.
- g. A 25-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2 or 903.3.1.3 of the *International Fire Code* or Section P2904 of the *International Residential Code*.
- h. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

Other Helpful Information:

15. Please be aware that the fire code does not specify building fire rating or set-back requirements. These are located within the building code and therefore are out of our scope. This preliminary review does not approve anything covered under the building code. These requirements need to be verified with the County's Building and Planning Departments.
16. Please be aware that we are a separate entity from the County and anytime you submit to the county, you will need to submit to us separately utilizing a dropbox that you will be set up with.
17. The following reviews and permits are often needed for new development projects:
 - a. Site Development and Water Plans
 - i. Civil Plans
 - ii. Utility Plans
 - iii. Autoturn Exhibit (use attached apparatus specifications)
 - b. New Construction Building Plans
 - i. Architectural
 - ii. MEP
 - c. Fire Protection System Plans
 - i. Fire Alarm

ii. Fire Sprinkler

18. Site development plans must be reviewed and approved before plans for all buildings and fire protection systems are submitted to us for review and permitting. All fees (permit and impact) shall be paid at time of permit pick-up.



Turning Performance Analysis

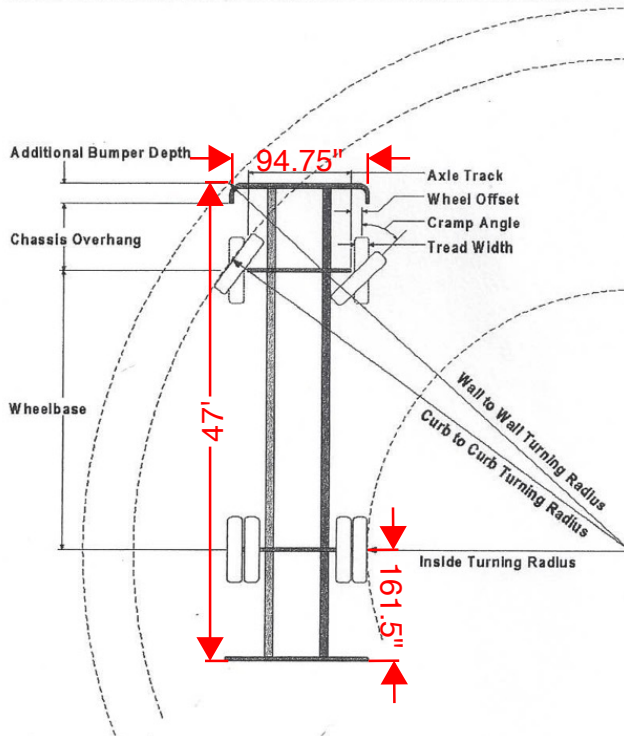
09/28/2017

Bid Number: 593

Department: Adams County Fire Rescue

Chassis: Arrow XT Chassis, PAP, PUC

Body: Aerial, Platform 100', PUC, Alum Body



Parameters:

Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	5.30 in.
Tread Width:	17.50 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	16.00 in.
Front Overhang:	84.99 in.
Wheelbase:	277.50 in.

Calculated Turning Radii:

Inside Turn:	26 ft. 5 in.
Curb to curb:	42 ft. 8 in.
Wall to wall:	49 ft. 0 in.

Comments:

Other Notes:

The front bumper extends 16 inches from the face of the cab.

The width is 19' with outriggers fully extended.

Angle of approach & departure: 15 degree

Category Description:	OptionID:	Option Description:
Axle, Front, Custom	0090913	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Qtm/AXT/DCF
Wheels, Front	0019618	Wheels, Front, Alcoa, 22.50" x 13.00", Aluminum, Hub Pilot
Tires, Front	0582746	Tires, Front, Goodyear, G296 MSA, 445/65R22.50, 20 ply
Bumpers	0606536	Bumper, 16" Extended, Steel Painted, Arrow XT
Aerial Devices	0592931	Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

Underground Fire Sprinkler Service Line Requirements

When installing an underground fire sprinkler system service line in our jurisdiction, the installing contractor shall be responsible for the following:

1. Notifying the authority having jurisdiction and the owner's representative of the time and date testing is to be performed
2. Performing all required acceptance tests below and completing and signing the contractor's material and test certificate(s)
 - **Visual:** All underground piping and joints must be uncovered and exposed, with labeling of the pipe legible from grade. All thrust blocks will be visually inspected and must be uncovered and exposed to grade. Depth of bury of the pipe shall be measured and verified. All ductile iron, retaining rods, and other non-plastic components shall be externally coated for corrosion and poly wrapped.
 - **Hydrostatic Test:** Underground piping will have to have passed the visual inspection first. The hydrostatic test will be at 200 psi or at 50 psi in excess of the system working pressure, whichever is greater, and shall maintain that pressure ± 5 psi for 2 hours. Testing to be from the gate valve to the top of the spigot. Pressure loss shall be determined by a drop in gauge pressure or visual leakage. Only liquid filled gauge rated for over 200 PSI will be accepted. Time stamped picture of the gauge will need to be provided to the inspector to show when pressure was put on the line.
 - **Flush:** Underground piping, from the water supply to the system riser, and lead-in connections to the system riser shall be completely flushed before connection is made to downstream fire protection system piping. This flush needs to be witnessed by ACFR staff. The flushing operation shall be continued for a sufficient time to ensure thorough cleaning. The minimum rate of flow shall be not less than one of the following:
 - Hydraulically calculated water demand rate of the system, including any hose requirements
 - Maximum flow rate available to the system under fire conditions
 - Flow necessary to provide a velocity of 10 ft/sec (preferred method)

Underground Pipe Size (in)	Required Flow Rate (gpm)	Hose/Pipe Sizes					
		2½"	3"	4"	5"	6"	8"
4	390	1	1	1	-	-	-
6	880	2	2	1	1	1	-
8	1560	4	3	2	1	1	1
10	2440	6	4	3	2	1	1
12	3520	8	6	4	2	2	1

Provision shall be made for the proper disposal of water used for flushing or testing. A mechanical method of securing the discharge flushing line(s), (like a Hose Monster, tube hitch adapter/Pipe Vice shall be used). The flushing discharge line shall be mechanically secured. The inspection will be failed immediately if the flushing line is not mechanically secured and creates a dangerous atmosphere. A diffuser attached to the end of the flushing line should be utilized.

- **Pitot Test:** The contractor shall provide all equipment required to take a pitot reading to ensure that all street or isolation valves are open, and the required flow for base of riser is available.
3. After the riser has been flushed and hydrostatically tested, a blank cover shall be installed /secured to cover any/ all open-end risers.

From: [Kerry Gress](#)
To: [Maggie M. Barringer](#)
Cc: [Gail Moon](#)
Subject: FW: For Review: RCU2020-00023, 461 E 66th Ave. Rezone
Date: Tuesday, September 29, 2020 9:15:38 AM
Attachments: [RCU2020-00023-rfc.pdf](#)

Hi Maggie,

This was routed to Joaquin... it's actually in my area.

Code has no comments nor objections to this rezoning request.

Thank you,

Kerry

(yay! The company is finally getting this done!!)

From: Joaquin Flores <JFlores@adcogov.org>
Sent: Tuesday, September 29, 2020 8:57 AM
To: Kerry Gress <KGress@adcogov.org>
Subject: FW: For Review: RCU2020-00023, 461 E 66th Ave. Rezone

Joaquin Flores

Code Compliance Officer, *Community Safety & Well Being Department*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000

Brighton, CO 80601-8214

o: 720.523.6807 | Cell: 720-552-1228 | jflores@adcogov.org

From: Maggie M. Barringer <MBarringer@adcogov.org>
Sent: Friday, September 25, 2020 10:11 AM
To: Christine Fitch <CFitch@adcogov.org>; Eden Steele <ESTeele@adcogov.org>; Matthew Emmens <MEmmens@adcogov.org>; Greg Labrie <GLabrie@adcogov.org>; Mark S. Alessi <MAlessi@adcogov.org>; Gail Moon <GMoon@adcogov.org>; Justin Blair <jblair@adcogov.org>; Whitney Even <weven@acfpd.org>; Aaron Clark <AClark@adcogov.org>; Mark S. Alessi <MAlessi@adcogov.org>; Community Connections <CommunityConnections@adcogov.org>; Rick Reigenborn <RReigenborn@adcogov.org>; cdphe_localreferral@state.co.us; Loeffler - CDOT, Steven <steven.loeffler@state.co.us>; matt.martinez@state.co.us; serena.rocklund@state.co.us; patrickstock@crestviewwater.net; Charlotte Ciancio <charlotte@mapleton.us>; CSIMMONDS@MWRD.DST.CO.US; manager@northpecoswater.org; mdemattee@nwsbsd.com; Kerry Gress <KGress@adcogov.org>; Joaquin Flores <JFlores@adcogov.org>; engineering@rtd-denver.com; Land Use <LandUse@tchd.org>; mdeatrich@tchd.org; aldancer@up.com; jpeterson@adams50.org; Donna.L.George@xcelenergy.com; brandyn.wiedrich@centurylink.com; thomas_lowe@cable.comcast.com
Subject: For Review: RCU2020-00023, 461 E 66th Ave. Rezone

Adams County has received an application for a rezoning request, please review the attached

information. If you have comments on this case, we will need them by October 10th, 2020. The full application packet will be posted to our website by the end of the day on Friday September 25th, 2020.

Thank you,

Maggie Barringer

Planner I, Community and Economic Development

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor

Brighton, CO 80601

O: 720.523.6800 | D: 720-523-6855

MBarringer@adcogov.org | www.adcogov.org

From: [Loeffler - CDOT, Steven](#)
To: [Maggie M. Barringer](#)
Cc: [Bradley Sheehan - CDOT](#)
Subject: RCU2020-00023, 461 E. 66th Avenue Rezone
Date: Wednesday, October 7, 2020 2:18:31 PM

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

Maggie,

I have reviewed the referral for the proposed rezoning and lot line vacation to combine three lots into a single 4.7 acre lot located at 461 E. 66th Ave. and have the following comments:

- We have no objections to the proposed rezoning or lot line vacation.
- Due to the proximity of this development to Interstate 25/76, at the time of development we will want to review the drainage study to insure there will be no negative impact to CDOT.
- Any proposed signing on this property that will be visible to the Interstate must comply with all applicable rules governing outdoor advertising in Colorado per the State of Colorado rules **2 CCR 601-3**

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1



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

Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations apply to many but not all projects referred by local governments. Also, they are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. CDPHE's failure to respond to a referral should not be construed as a favorable response.

Hazardous and Solid Waste

The applicant must comply with all applicable hazardous and solid waste rules and regulations.

Hazardous waste regulations are available here:

<https://www.colorado.gov/pacific/cdphe/hwregs>.

Solid waste regulations are available here:

<https://www.colorado.gov/pacific/cdphe/swregs>.

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations.

If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations. The industrial recycling registration form is available here:

<https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps>.

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing comments.hmwmd@state.co.us or calling 303-692-3320.

Water Quality

The applicant must comply with all applicable water quality rules and regulations.

The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water. All water quality regulations are available here:

<https://www.colorado.gov/pacific/cdphe/water-quality-control-commission-regulations>.



Clean Water Requirements

Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, WQCD looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the following WQCD website:

<https://www.colorado.gov/pacific/cdphe/cor400000-stormwater-discharge>

or contact:

[Email: cdphe_ceos_support@state.co.us](mailto:cdphe_ceos_support@state.co.us) or cdphe_wqcd_permits@state.co.us

[CEOS Phone: 303-691-7919](tel:303-691-7919)

[Permits Phone: 303-692-3517](tel:303-692-3517)

Drinking Water Requirements

Some projects may also need to address drinking water regulations if the proposed project meets the definition of a “Public Water System” per the Colorado Primary Drinking Water Regulations (Regulation 11):

A Public Water System means a system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:

(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.

(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.

If applicable, the project would need to meet all applicable requirements of Regulation 11 including, but not limited to, design review and approval; technical, managerial and financial review and approval; having a certified operator; and routine monitoring and reporting. For questions regarding drinking water regulation applicability or other assistance and resources, visit this website:

<https://www.colorado.gov/pacific/cdphe/tools-drinking-water-facilities-managers>



If you have any other questions regarding either clean or drinking water quality, please contact CDPHE's WQCD by emailing cdphe.commentswqcd@state.co.us or calling 303-692-3500.

Air Quality

The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here: <https://www.colorado.gov/pacific/cdphe/aqcc-regs>.

Air Pollutant Emissions Notices (APENs) and Permits

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an APEN. An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Table 1 APEN Thresholds		
Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found on the following website: http://www.colorado.gov/airquality/ss_map_wm.aspx.

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulated by APCD. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.



It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found on the following website: <https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen>. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at <https://www.colorado.gov/pacific/cdphe/aqcc-regs> for the complete regulatory language.

If you have any questions regarding Colorado's APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

Asbestos and Lead-Based Paint

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented in AQCC Number 8 (asbestos) and Number 19 (lead-based paint) which can be found on the following website: <https://www.colorado.gov/cdphe/aqcc-regs>.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards **prior to renovation or demolition**. APCD must also be notified of abatement or demolition activities prior to beginning any work in the case of asbestos. For additional guidance on these regulations and lists of certified companies and individuals please visit the following website for asbestos:

<https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos>

and the following website for lead-based paint:

<https://www.colorado.gov/pacific/cdphe/categories/services-and-information/lead>.



If you have any questions about Colorado's asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at 303-692-3100.

If you have more general questions about air quality, please contact CDPHE's APCD by emailing cdphe.commentsapcd@state.co.us or calling 303-692-3100.

Health Equity and Environmental Justice

CDPHE notes that certain projects have potential to impact vulnerable minority and low-income communities. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and if so, take action to mitigate and minimize those impacts. This includes interfacing directly with the communities in the project area to better understand community perspectives on the project and receive feedback on how it may impact them during development and construction as well as after completion. We have included some general resources for your reference.

Additional Resources:

[CDPHE's Health Equity Resources](#)

[CDPHE's Checking Assumptions to Advance Equity](#)

[EPA's Environmental Justice and NEPA Resources](#)



From: [Courtney Salazar](#)
To: [Maggie M. Barringer](#)
Subject: RE: For Review: RCU2020-00023, 461 E 66th Ave. Rezone
Date: Tuesday, October 6, 2020 1:05:24 PM

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

Hi Maggie,

Our District Manager, Russell Traska, is no longer employed by the District.

I did not see a reply to you for this rezoning request in his email. At this time, the District does not have any objections because this property is outside of our District boundaries.

Courtney Salazar

Accounts Receivable & Project Coordinator

North Pecos Water & Sanitation District

6900 Pecos Street

Denver, CO 80221

Phone: (303) 429-5770 Fax: (303) 650-8863

ar@northpecoswater.org

From: manager [mailto:manager@northpecoswater.org]
Sent: Monday, October 5, 2020 11:45 AM
To: Courtney Salazar
Subject: FW: For Review: RCU2020-00023, 461 E 66th Ave. Rezone

From: Maggie M. Barringer
Sent: Friday, September 25, 2020 10:11 AM
To: Christine Fitch <CFitch@adcogov.org>; Eden Steele <ESteele@adcogov.org>; Matthew Emmens <MEmmens@adcogov.org>; Greg Labrie <GLabrie@adcogov.org>; Mark S. Alessi <MAlessi@adcogov.org>; Gail Moon <GMoon@adcogov.org>; Justin Blair <jblair@adcogov.org>; Whitney Even <weven@acfpd.org>; Aaron Clark <AClark@adcogov.org>; Mark S. Alessi <MAlessi@adcogov.org>; Community Connections <CommunityConnections@adcogov.org>; Rick Reigenborn <RReigenborn@adcogov.org>; cdphe_localreferral@state.co.us; Loeffler - CDOT, Steven <steven.loeffler@state.co.us>; matt.martinez@state.co.us; serena.rocksund@state.co.us; patrickstock@crestviewwater.net; Charlotte Ciano <charlotte@mapleton.us>; CSIMMONDS@MWRD.DST.CO.US; manager@northpecoswater.org; mdemattee@nwsbsd.com; Kerry Gress <KGress@adcogov.org>; Joaquin Flores <JFlores@adcogov.org>; engineering@rtd-denver.com; Land Use <LandUse@tchd.org>; mdeatrich@tchd.org; aldancer@up.com; jpeterson@adams50.org; Donna.L.George@xcelenergy.com; brandyn.wiedrich@centurylink.com; thomas_lowe@cable.comcast.com
Subject: For Review: RCU2020-00023, 461 E 66th Ave. Rezone

Adams County has received an application for a rezoning request, please review the attached information. If you have comments on this case, we will need them by October 10th, 2020. The full application packet will be posted to our website by the end of the day on Friday September 25th, 2020.

Thank you,

Maggie Barringer

Planner I, Community and Economic Development

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor

Brighton, CO 80601

O: 720.523.6800 | D: 720-523-6855

MBarringer@adcogov.org | www.adcogov.org

From: [Clayton Woodruff](#)
To: [Maggie M. Barringer](#)
Subject: RE - 461 E 66th Ave.
Date: Monday, October 5, 2020 1:36:46 PM

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

Maggie,

The RTD has no comments on this project

Thanks,



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



October 9, 2020

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

RE: 461 E 66th Ave. Rezone, RCU2020-00023
TCHD Case No. 6514

Dear Ms. Barringer,

Thank you for the opportunity to review and comment on the Rezoning request to change zoning designations on approximately 2.12 acres from Commercial-4 (C-4) and Industrial-1 (I-1) to Industrial-3(I-3) located at 461 E. 66th 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 no comments.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions about TCHD's comments.

A handwritten signature in black ink, appearing to be "Pang Moua", with a stylized, flowing script.

Sincerely,

Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD



Right of Way & Permits

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

October 12, 2020

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

Attn: Maggie Barringer

Re: 461 East 66th Avenue Rezone, Case # RCU2020-00023

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **461 East 66th Avenue Rezone**. Please be advised that Public Service Company has existing overhead electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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



Request for Comments and Public Hearing Notice

Case Name: 461 E 66th Avenue Rezone

Case Number: RCU2020-00023

Planning Commission Hearing Date: Thursday, January 14th, 2021 at 6:00pm

Board of County Commissioners Hearing Date: Tuesday, February 9th, 2021 at 9:30am

December 22, 2020

The Adams County Planning Commission is requesting comments on the following application: Zoning Map Amendment (rezoning) to change the zoning designations on approximately 2.12 acres from Commercial-4 (C-4) and Industrial-1 (I-1) to Industrial-2 (I-2). A separate lot line vacation application has been filed to combine three lots into a single 4.7-acre lot. This request is located at 461 E 66th Ave. The Assessor's Parcel Number is 0182503401008, 0182503401009, 0182503402001.

Applicant Information: 6625 Investments LLC
Lisa Gard
80 E 62nd Ave.
Denver, CO 80216

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 1/14/2021 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 Mbarringer@adcogov.org.

Once comments have been received and the staff report written, the staff report may be forwarded to you upon request. The 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, please visit <http://www.adcogov.org/bocc> for up to date information.

For further information regarding this case, please contact the Community and Economic Development Department, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. Thank you for your review of this case.

Maggie Barringer
Planner I

PUBLICATION REQUEST

Case Name: 461 E 66th Avenue Rezone

Case Number: RCU2020-00023

Planning Commission Hearing Date: January 14, 2021 at 6:00 p.m.

Board of County Commissioners Hearing Date: February 9, 2021 9:30 a.m.

Case Manager: Maggie Barringer, Mbarringer@adcogov.org, (720) 523-6855

Request: Zoning Map Amendment (rezoning) to change the zoning designations on approximately 2.12 acres from Commercial-4 (C-4) and Industrial-1 (I-1) to Industrial-2 (I-2). A separate lot line vacation application has been filed to combine three lots into a single 4.7-acre lot.

Parcel Number: 0182503401008, 0182503401009, 0182503402001

Address of the Request: 461 E 66th Ave.

Applicant: Lisa Gard

Legal Description: SUB: MAPLETON ADD DESC: N 234 FT OF BLKS 71 AND 72 EXC HIWAY IN BLK 72 TOG WITH PT OF VAC ST ADJ ON N

SUB:MAPLETON ADD DESC: BEG 330 FT W OF SE COR OF BLK 75 TH W ALG S LN OF BLKS 74 AND 75 280 FT TH N 44D 6M E 402/4 FT TH S 289 FT TO POB TOG WITH PT OF VAC ST ADJ ON S

SUB:MAPLETON ADD DESC: PT OF BLKS 74 AND 75 DESC BEG AT A PT 610 FT W OF SE COR BLK 75 TH N 44D 6M E 402/4 FT TH W TO A PT ON ELY ROW LN STATE HIWAY TH SWLY ALG SD ROW TO A PT ON SLY LN BLK 74 TH E 123/3 FT M/L TO POB TOG WITH PT OF VAC ST ADJ ON S AND EXC HIWAY

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.



Referral Listing
Case Number RCU2020-00023
461 E 66th Avenue Rezone

Agency	Contact Information
Adams County Attorney's Office	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Development Services Engineer	Devt. Services Engineering 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6800
Adams County CEDD Environmental Services Division	Katie Keefe 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6986 kkeefe@adcogov.org
Adams County CEDD Right-of-Way	Mark Alessi 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 malessi@adcogov.org
Adams County Community Safety & Wellbeing, Neighborhood Services	Gail Moon 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Fire Protection District	Whitney Even 7980 Elmwood Lane Denver CO 80221 303-539-6802 weven@acfpd.org 720-826-2679
Adams County Parks and Open Space Department	Aaron Clark (303) 637-8005 aclark@adcogov.org
Adams County Parks and Open Space Department	Marc Pedrucci 303-637-8014 mpedrucci@adcogov.org

Agency	Contact Information
Adams County Sheriff's Office	-- 303-655-3283 CommunityConnections@adcogov.org
Adams County Sheriff's Office	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org
CDPHE	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 303.691.7702 cdphe_localreferral@state.co.us
CDPHE - WATER QUALITY PROTECTION SECT	Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WQCD-B2 DENVER CO 80246-1530 303-692-3509 cdphe_localreferral@state.co.us
CDPHE SOLID WASTE UNIT	Andy Todd 4300 CHERRY CREEK DR SOUTH HMWMD-CP-B2 DENVER CO 80246-1530 303.691.4049 cdphe_localreferral@state.co.us
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029
COLORADO DEPT OF TRANSPORTATION	Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us
COLORADO DIVISION OF WILDLIFE	Matt Martinez 6060 BROADWAY DENVER CO 80216-1000 303-291-7526 matt.martinez@state.co.us
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us
COMCAST	JOE LOWE 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039

Agency	Contact Information
Crestview Water & Sanitation	Patrick Stock 7145 Mariposa St PO Box 21299 Denver CO 80221-0299 303-430-1660 303-434-0607 PatrickStock@crestviewwater.net
MAPLETON SCHOOL DISTRICT #1	CHARLOTTE CIANCIO 591 E. 80TH AVE DENVER CO 80229 303-853-1015 charlotte@mapleton.us
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
North Pecos Water & Sanitation District	Russell Traska 6900 Pecos St Denver CO 80221 303-429-5770 manager@northpecoswater.org
North Washington Street Water & San Dist	Mike DeMattee 3172 E 78th Ave Denver CO 80229 303-288-6664 mdemattee@nwsbsd.com
NS - Code Compliance	Kerry Gress kgress@adcogovorg 720.523.6832 kgress@adcogov.org
NS - Code Compliance	Caleb Bachelor 4430 S. Adams County Pkwy Brighton CO 80601 720.523.6206 cbachelor@adcogov.org
NS - Code Compliance	Joaquin Flores 720.523.6207 jflores@adcogov.org
PERL MACK NEIGHBORHOOD GROUP	DAN MICEK - PRESIDENT 7294 NAVAJO ST. DENVER CO 80221 303-428-8557 DANMICEK54@COMCAST.NET
REGIONAL TRANSPORTATION DIST.	Engineering RTD 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 engineering@rtd-denver.com

Agency	Contact Information
TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .
UNION PACIFIC RAILROAD	Anna Dancer 1400 DOUGLAS ST STOP 1690 OMAHA NE 68179 402-544-2255 aldancer@up.com
WELBY CITIZEN GROUP	NORMA FRANK 7401 RACE STREET DENVER CO 80229 (303) 288-3152
WESTMINSTER SCHOOL DISTRICT #50	Jackie Peterson 7002 Raleigh Street WESTMINSTER CO 80030 720-542-5100 jpeterson@adams50.org
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

6400 WASHINGTON STREET HOLDING COMPANY LLC
6201 W 26TH AVE
EDGEWATER CO 80214-8239

J AND B PROPERTIES LLC
1946 E 66TH AVE
DENVER CO 80229

6625 INVESTMENTS LLC
80 E 62ND AVE
DENVER CO 80216-1280

JMC SOLUTIONS LLC AND
INDIGO INC LLC
8467 CHASE DR
ARVADA CO 80003-1228

ACME INDUSTRIAL LLC
5040 ACOMA STREET
DENVER CO 80216

SALCIDO TRUCKING INC
PO BOX 301
DUPONT CO 80024-0301

CHARPENTIER PAUL R TRUST AND
CHARPENTIER KATHRYN R TRUST THE
1601 GARNET STREET
BROOMFIELD CO 80020

SPITZER NORMAN B MARITAL TRUST THE
6601 N WASHINGTON STREET
DENVER CO 80229

COPPER LEASING LLC
4367 W 117TH AVE
WESTMINSTER CO 80031-5103

STATE HIWAY
NEED ADDRESS

DENVER NORTH WASHINGTON LLC
3701 EXECUTIVE CENTER DR STE 110
AUSTIN TX 78731-1621

SUBLETTE JACOBS PROPERTIES LLC
6681 S WINDERMERE ST
LITTLETON CO 80120-3253

DTI HOLDINGS LLC
8955 W 44TH AVE
WHEAT RIDGE CO 80033-3001

WELBY GARDENS CO
2761 E 74TH AVENUE
DENVER CO 80229

DUANE M FREUND LLC
6112 S SALIDA CT
AURORA CO 80016-3221

1101 W 36TH LLC
OR CURRENT RESIDENT
481 E 66TH AVE
DENVER CO 80229

GASKIN PROPERTIES COLORADO LLC
5110 N 40TH ST STE 242
PHOENIX AZ 85018-2151

BALISTRERI BLOCKS 103 AND 104
PARTNERSHIP
OR CURRENT RESIDENT
6700 WASHINGTON ST
DENVER CO 80229-7017

HUB ACQUISITION LLC
C/O WESTFIELD PROPERTY SERVICES
4221 BRIGHTON BLVD
DENVER CO 80216-3719

BALISTRERI JOSEPH JOHN TRUST
OR CURRENT RESIDENT
6700 WASHINGTON ST
DENVER CO 80229-7017

TALLGRASS PROPERTIES LLC
OR CURRENT RESIDENT
6701 WASHINGTON ST
DENVER CO 80229-7016

CURRENT RESIDENT
6625 WASHINGTON ST
DENVER CO 80229-7014

CURRENT RESIDENT
461 N WASHINGTON ST
DENVER CO 80203-3809

CURRENT RESIDENT
6665 WASHINGTON ST
DENVER CO 80229-7014

CURRENT RESIDENT
275 E 64TH AVE
DENVER CO 80221-2805

CURRENT RESIDENT
6600 WASHINGTON ST
DENVER CO 80229-7015

CURRENT RESIDENT
651 E 66TH AVE
DENVER CO 80229-7001

CURRENT RESIDENT
6711 WASHINGTON ST
DENVER CO 80229-7016

CURRENT RESIDENT
602 E 64TH AVE
DENVER CO 80229-7008

CURRENT RESIDENT
6700 WASHINGTON ST
DENVER CO 80229-7017

CURRENT RESIDENT
461 E 66TH AVE
DENVER CO 80229-7009

CURRENT RESIDENT
6521 WASHINGTON ST UNIT A
DENVER CO 80229-7018

CURRENT RESIDENT
6400 WASHINGTON ST
DENVER CO 80229-7011

CURRENT RESIDENT
6521 WASHINGTON ST UNIT B
DENVER CO 80229-7018

CURRENT RESIDENT
6591 WASHINGTON ST
DENVER CO 80229-7012

CURRENT RESIDENT
6521 WASHINGTON ST UNIT C
DENVER CO 80229-7018

CURRENT RESIDENT
6540 WASHINGTON ST
DENVER CO 80229-7013

CURRENT RESIDENT
6521 WASHINGTON ST UNIT D
DENVER CO 80229-7018

CURRENT RESIDENT
6601 WASHINGTON ST
DENVER CO 80229-7014

CURRENT RESIDENT
6521 WASHINGTON ST UNIT E
DENVER CO 80229-7018

CURRENT RESIDENT
6521 WASHINGTON ST UNIT F
DENVER CO 80229-7018

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 10
DENVER CO 80229-7025

CURRENT RESIDENT
6521 WASHINGTON ST UNIT G
DENVER CO 80229-7018

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 11
DENVER CO 80229-7025

CURRENT RESIDENT
6521 WASHINGTON ST UNIT H
DENVER CO 80229-7018

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 12
DENVER CO 80229-7025

CURRENT RESIDENT
6521 WASHINGTON ST UNIT I
DENVER CO 80229-7018

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 13
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT A100
DENVER CO 80229-7020

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 14
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT B100
DENVER CO 80229-7021

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 15
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT C100
DENVER CO 80229-7022

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 16
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT D100
DENVER CO 80229-7023

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 17
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT B200
DENVER CO 80229-7024

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 18
DENVER CO 80229-7025

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 1
DENVER CO 80229-7025

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 2
DENVER CO 80229-7025

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 3
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT C300
DENVER CO 80229-7030

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 4
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT C400
DENVER CO 80229-7031

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 5
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT C500
DENVER CO 80229-7032

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 6
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT D200
DENVER CO 80229-7033

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 7
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT D300
DENVER CO 80229-7034

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 8
DENVER CO 80229-7025

CURRENT RESIDENT
710 E 68TH AVE
DENVER CO 80229-7113

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 9
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT B300
DENVER CO 80229-7026

CURRENT RESIDENT
601 E 64TH AVE UNIT B400
DENVER CO 80229-7027

CURRENT RESIDENT
601 E 64TH AVE UNIT C200
DENVER CO 80229-7028

7. Neighborhood Meeting Summary

August 28th 5PM via Zoom Meeting

A neighborhood meeting was conducted on August 28th, 2020 at 5 PM. Notice letters were sent out to all owners of record of all real property within 500 feet of the development parcel; 76 owners were identified by Adams County planner Maggie Barringer. The purpose of a neighborhood meeting was to present the development concept to interested parties to identify, list, and discuss issues related to the development proposal. The meeting was held via Zoom meetings per the guidelines provided in the March 27, 2020 memorandum on Neighborhood Meeting Guidance, COVID-19.

The meeting was conducted by Lisa Gard, planning consultant for the project. One participant attended the Zoom meeting. The questions and comments are summarized as follows:

- Concerns about construction noise and dust during development. Ms. Gard explained the best management practices are required by the county during the construction process that will alleviate this concern.
- Concerns about if neighboring property taxes will be impacted by the new development. Ms. Gard replied that the question would need to be directed to the tax assessor's office.
- Concerns about health and safety because of the previous tenant's activities that caused noise, dust and particles to migrate to neighboring properties. Ms. Gard explained that there were no current plans for manufacturing and that the county building department had strict rules to follow for the building permit stage that comes later in the development process, and is not part of this initial application process for the replat and zoning. In addition, the ADCO engineering department will stress the incorporation of both low impact and sustainable development practices. There are also state and county environmental guidelines for acceptable practices for allowed or permitted uses in the industrial zones.
- The participant asked to be on a list for any future information on development of the property and provided his email address. The participant list is provided below.

ATTENDEE LIST

NAME	EMAIL ADDRESS
1. Lisa Gard, owner representative for 6625 Investments	lisa.gard@outlook.com
2. Steve, owner of Ground Services Co. (tenant) at 481 E 66th Ave, Denver, CO 80229	steve@groundsvco.com

CERTIFICATE OF POSTING



I,
Maggie Barringer do hereby certify that I posted the subject property on
December 30, 2020 in accordance with the requirements of the Adams County
Development Standards and Regulations.

Maggie Barringer