



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NO.: RCU2020-00014

CASE NAME: StreetMedia 7154 Washington Billboard CUP

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

February 23, 2021

CASE No.: RCU2020-00014 CASE NAME: StreetMedia 7154 Washington Billboard CUP	
Owner's Name:	Center Land Properties, Inc.
Applicant's Name:	StreetMedia Group, LLC
Applicant's Address:	161 Saturn Drive, Unit 5A, Fort Collins, CO 80525
Location of Request:	7154 Washington Street (Parcel # 0182502202021)
Nature of Request:	Conditional Use Permit for an off-premise electronic advertising device (billboard) in the C-5 zone district visible from I-270
Zone District:	Commercial-5 (C-5)
Future Land Use:	Mixed Use Employment
Site Size:	4.32 acres (188,179 sq. ft.)
Proposed Use:	Business Park, Office, and Warehousing with an electronic billboard located on site
Existing Use:	Business Park Office, and Warehousing
Hearing Date(s):	PC: January 28, 2021/ 6:00 pm
	BoCC: February 23, 2021/ 9:30 am
Report Date:	January 21, 2021
Case Manager:	Holden Pederson
Staff Recommendation:	APPROVAL with 8 Findings-of-Fact, 6 Conditions, and 3 Notes

SUMMARY OF APPLICATION

Background:

The subject property is located in the North Side Gardens Subdivision recorded in 1926.

In 2018, the property was approved for a rezone (RCU2017-00050) from Commercial-4 (C-4) to Commercial-5 (C-5).

In 2019, the property was approved for a conditional use permit (RCU2018-00028) in order to allow a 40' tall off-premise electronic advertising device (billboard) on the site, with an expiration date of January 15, 2029.

The applicant, StreetMedia Group, is requesting a new Conditional Use Permit in order to allow a 40' tall off-premise electronic advertising device (billboard) in the C-5 zone district.

Although a conditional use permit for a 40' billboard was previously approved for the site in 2019, this new conditional use permit application is required according to Section 2-02-09-09 of the County's Development Standards and Regulations (DSR). This section states that if at the expiration of one year, a building permit has not been issued for the use for which the conditional use permit was approved or the approved conditional use has not been established, the conditional use permit shall expire and the use of the property shall revert to its formerly allowed used without action by the Board of County Commissioners.

Site Characteristics:

The subject property is located in the C-5 zone district and is approximately 4.32 acres. The lot has frontage and direct access to Washington Street to the west, Interstate-270 to the north, and Interstate-25 to the west. The existing use at the site is called the Clear Creek Valley Business Park. The property is developed with two multi-tenant commercial buildings, associated parking, and landscaping. It is primarily utilized for business park uses such as warehousing and offices.

The site is located adjacent to the nearby interstate and in general has excellent visibility from I-270 to the north. The location of the subject billboard would be in the northeast corner of the site within a paved area. There is an existing building along the north property line that prevents the billboard's placement directly next to the interstate. Instead, the billboard will need to be placed on the south end of the building with the billboard face stretching north above the structure so that it is visible from the nearby interstate.

The billboard pole is proposed to be setback 107' from the north property line and 106' from the east property line, while the billboard face is proposed to be setback 45' from the north property line and 94' from the east property line. The site's parking and vehicle use area is located in the middle of the property between the two structures, and the proposed billboard will not interfere with vehicle circulation throughout the site due to its close proximity to the north building and the interstate.

Development Standards and Regulations:

The property is zoned C-5. Per Section 3-25-01 of the County's Development Standards and Regulations, the purpose of the Commercial-5 District is to serve as a general retail and service district designed to provide the broadest scope of services and products for both the general and traveling public in an interstate and regional context. In certain situations, it may be appropriate through a conditional use permit to allow a mix of uses in this zone district – allowing both residential and commercial uses within one building.

Section 4-16 of the County's Development Standards and Regulations outlines the required design and performance standards for billboards, which include standards for electronic signs. These standards ensure outdoor advertising devices are properly located to minimize visual and physical impacts to surrounding properties. Required design standards include the following: maximum height, maximum sign area, number of billboards allowed per lot, minimum setbacks from property lines, and minimum spacing from other off-premise signs.

Section 4-16-07 of the County's Development Standards and Regulations outlines other limitations for off-premise signs. The minimum right-of-way and property line setback requirements must be equal to the height of the billboard, as measured from the leading edge of the base of the sign face. The applicant is requesting a 45' setback from the north property line and a 94' setback from the east property line from the leading edge of the sign face for a 40' tall sign, which meets the minimum setback requirement.

The applicant has submitted a site plan and elevation drawings with the subject request. The proposed sign has two advertising faces, with each being 300 square feet per sign face. The proposed height and size of the billboard conforms to the County's required maximum height of 40' and maximum sign area of 300 square feet for each single sign face. When a sign has two faces arranged in a V-shape, the faces may be a maximum of 45 degrees at the interior angle or a maximum of 15' apart at its widest point, whichever is less. The proposed billboard also conforms to the County's required maximum spacing between sign faces.

Per Section 4-16-03 of the County's DSR, only one off-premise sign is permitted per lot. In addition, per Section 4-16-07, all off-premise signs located on the same side of a road or highway must be separated by a minimum of 2,000 linear feet. The proposed billboard will be the only billboard permitted on the property and the applicant has provided documentation demonstrating that no other billboards are located within 2,000 linear feet of the subject site. According to the applicant, no existing billboards are located within 3,000 linear feet to the east or west of the proposed billboard. A recent site visit and drive-by has confirmed compliance with the requirement.

Per Section 4-16-06-02 of the County's DSR, an electronic sign is permitted as part of a billboard. Performance standards for electronic signs include duration of message, transition of message, prohibited electronic devices, and maximum brightness. According to the DSR, each message displayed must remain static for a minimum of four seconds and must transition immediately to the next message displayed. In accordance with Section 4-16-06-02 of the County's DSR, electronic devices must not display animated images or graphics, scrolling messages, videos, or emit audible sounds. In addition, each sign must be equipped with light monitors and controls that automatically adjust to environmental conditions. According to the applicant, the proposed billboard will conform to all electronic sign performance standards. Messages will remain static for a minimum of four seconds per message and instantaneous transitions will be used from one message to the next. The sign will display only static messages and will be equipped with auto-dimming technology to reduce intensity of light as ambient light decreases. There will also be a default mode to turn off the display if it malfunctions.

In addition to the Adams County Development Standards and Regulations, the proposed billboard must show compliance with all the requirements of the Colorado Outdoor Advertising Act, C.R.S. 43-1-401 et. Seq. and the Colorado rules and regulations promulgated thereunder by the Colorado Department of Transportation (CDOT). CDOT reviewed the subject request and stated an Outdoor Advertising permit will be required after approval from the County (i.e a local jurisdiction).

Future Land Use Designation/Comprehensive Plan:

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

The subject property is located within the Welby Subarea Plan. This property is considered to be part of the South Welby Area of this plan, which is identified as transitioning to industrial uses.

The recommendation of approval for the subject billboard is based strictly on the criteria of approval for a Conditional Use Permit; however, it is important to discuss the project's compliance with the applicable subarea plans. The Comprehensive Plan and its adopted subarea plans are intended to provide guidance for future development within the County. The subject parcel is located within the Southwest Area Framework Plan. The Southwest Area Framework Plan is an adopted plan in the Comprehensive plan. The plan includes a Policy 14.7 to *Enhance the area's role as an important County Gateway*. Strategies in completing the goals include:

1. 14.7.a. *Entryway Image* – Initiate landscaping, streetscaping, and buffering programs to improve the entryway image of the County as viewed from I-70, I-25, and I-76 and key highway exits into the County;
2. 14.7.b. *Screening and Buffering* – Require improved buffering for new development along the I-70, I-25, and I-76 corridors, and require screening for new outdoor storage and activities visible from I-70, I-25, and I-76; and
3. 14.7.c *Signs* – Review and update the sign regulation provisions, including control of off-premise signs, applicable to private lands visible from I-70, I-25, and I-76 and key highway exits into the County.

Strategy 14.7.c suggests that the County should update the sign code to potentially control the number of off-premise signs permitted along gateways into Adams County. The plan also suggests that setbacks and buffers from I-25 and I-76 should be greater than in other areas of the County.

Surrounding Zoning Designations and Existing Use Activity:

Northwest I-1 and C-3 Office and Warehousing	North I-2 Business Park, Office, and Warehousing	Northeast I-3 Office and Warehousing
West R-2 Interstate Right-of-Way and Small Lakes or Drainage Facilities	Subject Property C-5 Business Park, Office, and Warehousing	East I-1 Manufacturing, Office, and Warehousing
Southwest I-2 Interstate Right-of-Way and Small Lakes or Drainage Facilities	South A-1 and I-1 Vacant Land and a Single- Family Residence	Southeast I-1 Manufacturing, Office, and Warehousing

Compatibility with the Surrounding Area:

The subject property is located at the southeastern corner of Washington Street and I-270. The surrounding properties include a mix of zone districts but are primarily located within the Industrial-1 (I-1) zone district and are developed for business park, office, warehousing, and manufacturing uses. There are scattered single-family residential uses throughout the area, many of which remain within the Agriculture-1 (A-1) zone district, including directly south of the subject property. Directly to the east of the subject property is the TruStile Doors headquarters, which includes manufacturing, office, and warehousing uses. The properties to the north and across Interstate 270 are developed and used commercially for multi-tenant buildings. I-270 is located directly to the north of the site, while the I-25 ramps that provide access to the interstate highway are located to the west of the site. The properties to the immediate south are mostly vacant, except one single-family residential dwelling located to the southeast of the site. Overall, the subject request for a an off-premise advertising device is generally compatible with the surrounding area and uses.

Planning Commission Update:

The Planning Commission considered this request on January 28, 2021, and recommended approval with a 7-0 vote and 8 Findings-of-Fact, 6 Conditions, and 6 Notes to the applicant. No members of the public spoke in support or opposition of the request during the public hearing.

At the hearing, the Planning Commission inquired about the minimum four seconds that each message must be displayed on the billboard as compared to the optimal ten seconds that the County's Development Standards and Regulations recommends that each message should be displayed on the billboard. The Planning Commission also acknowledged that Conditional Use Permit approval for the same use on this site was previously considered and granted through public hearing in 2019.

Staff Recommendation:

Based upon the application, the criteria for rezoning approval, and a recent site visit, staff recommends Approval of this request with 8 Findings-of-Fact, 6 Conditions, and 3 Notes:

Recommended Findings-of-Fact:

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions of Approval:

1. The applicant must show compliance with all the requirements of the Colorado Outdoor Advertising Act, C.R.S. 43-1-401 et. Seq. and the Colorado rules and regulations promulgated thereunder by the Colorado Department of Transportation.
2. The applicant shall obtain an Outdoor Advertising Permit from the Colorado Department of Transportation.
3. The applicant shall obtain a building permit from Adams County for the billboard, including all required building permit inspections.
4. Each message displayed on the billboard shall remain static for a minimum of four (4) seconds and must transition immediately to the next message displayed.
5. The leading edge of the billboard sign pole must be placed equal to or greater than the height of the structure from the north property line, in accordance with the County's Development Standards and Regulations. A site plan demonstrating compliance shall be submitted with the building permit application.
6. The approval of the off-premise sign shall expire February 23, 2031, unless renewed.

Recommended Notes to the Applicant:

1. All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request. The applicant may submit an alternative design that can be approved through a Minor Amendment to this Conditional Use Permit by staff, as

long as the design complies with the Adams County Development Standards and Regulations at the time of building permit application.

2. The Conditional Use Permit shall expire on February 23, 2022, if sign permits are not obtained from Adams County.
3. Any sign or attractive device which includes animated images or graphics, scrolling messages, video, moving images similar to television images, emits audible sounds, employs stereopticon, or includes motion picture projection is prohibited.

CITIZEN COMMENTS

Notifications Sent	Comments Received
243	0

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

COUNTY AGENCY COMMENTS

Staff reviewed the request and had no concerns with the proposed conditional use permit. The Engineering Review confirmed that the proposed location is not in a floodplain, and the Right-of-Way Review confirmed through the submitted Title Commitment that no other party's interests are being encroached upon as a result of this proposal.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None.

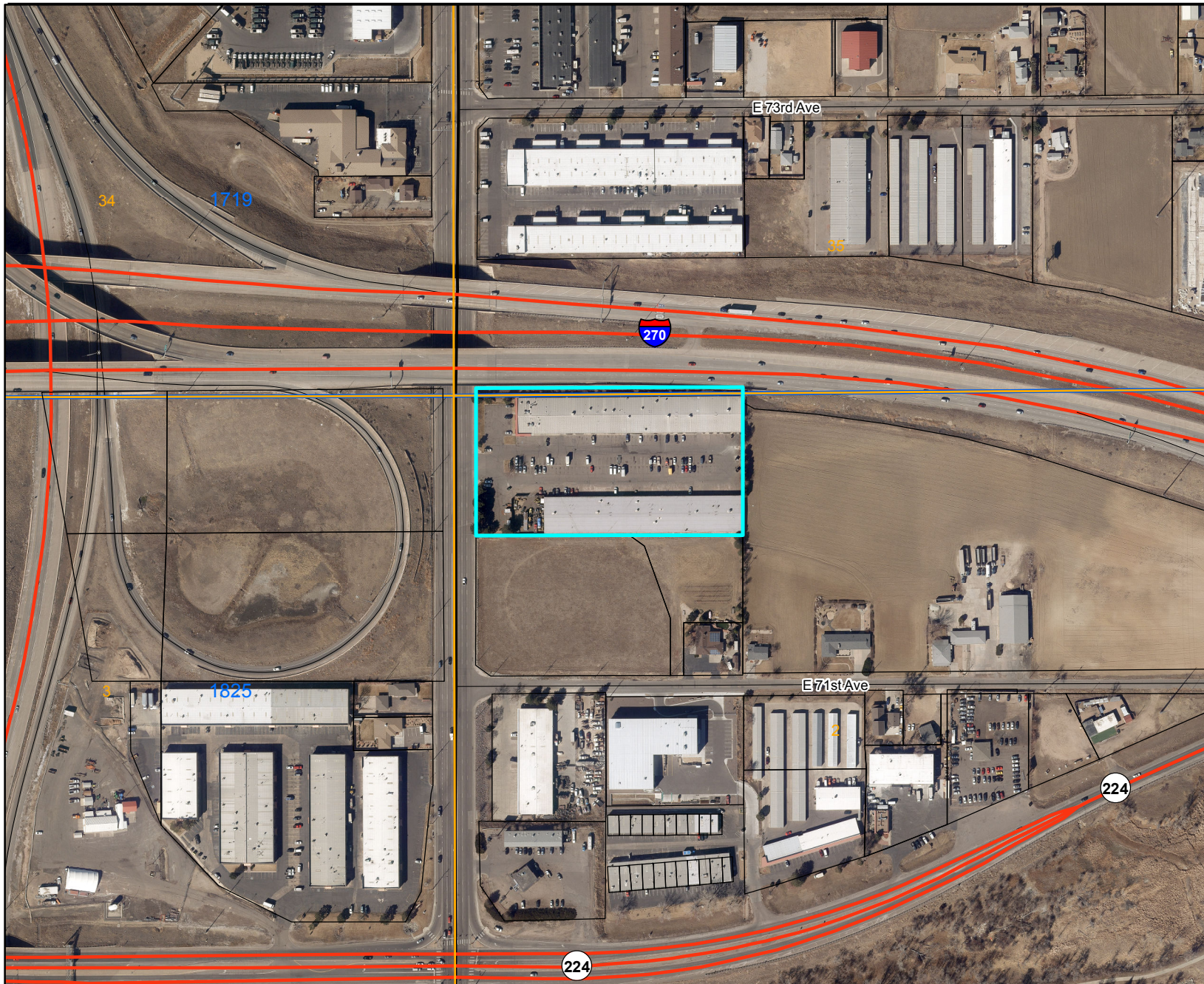
Responding without Concerns:

Colorado Department of Transportation
Regional Transportation District
Tri-County Health Department
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams 12 Five Star Schools
Adams County Attorney's Office
Adams County Fire Protection District
Adams County School District 14
Adams County Sheriff's Office
Colorado Department of Public Health and Environment
Century Link, Inc.
City of Federal Heights
City of Federal Heights Water and Sanitation Department
City of Thornton
Colorado Division of Wildlife
Comcast
Commerce City Planning Division

Crestview Water and Sanitation
Federal Heights Fire Department
Mapleton School District #1
Metro Wastewater Reclamation
North Pecos Water and Sanitation District
North Washington Street Water and Sanitation District
Perl Mack Neighborhood Group
South Adams County Fire District
South Adams County Water and Sanitation District
Thornton Fire Department
Union Pacific Railroad
Welby Citizen Group
Westminster School District #50



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)
- Conditions

Aerial Map

Case Number: RCU2020-00014

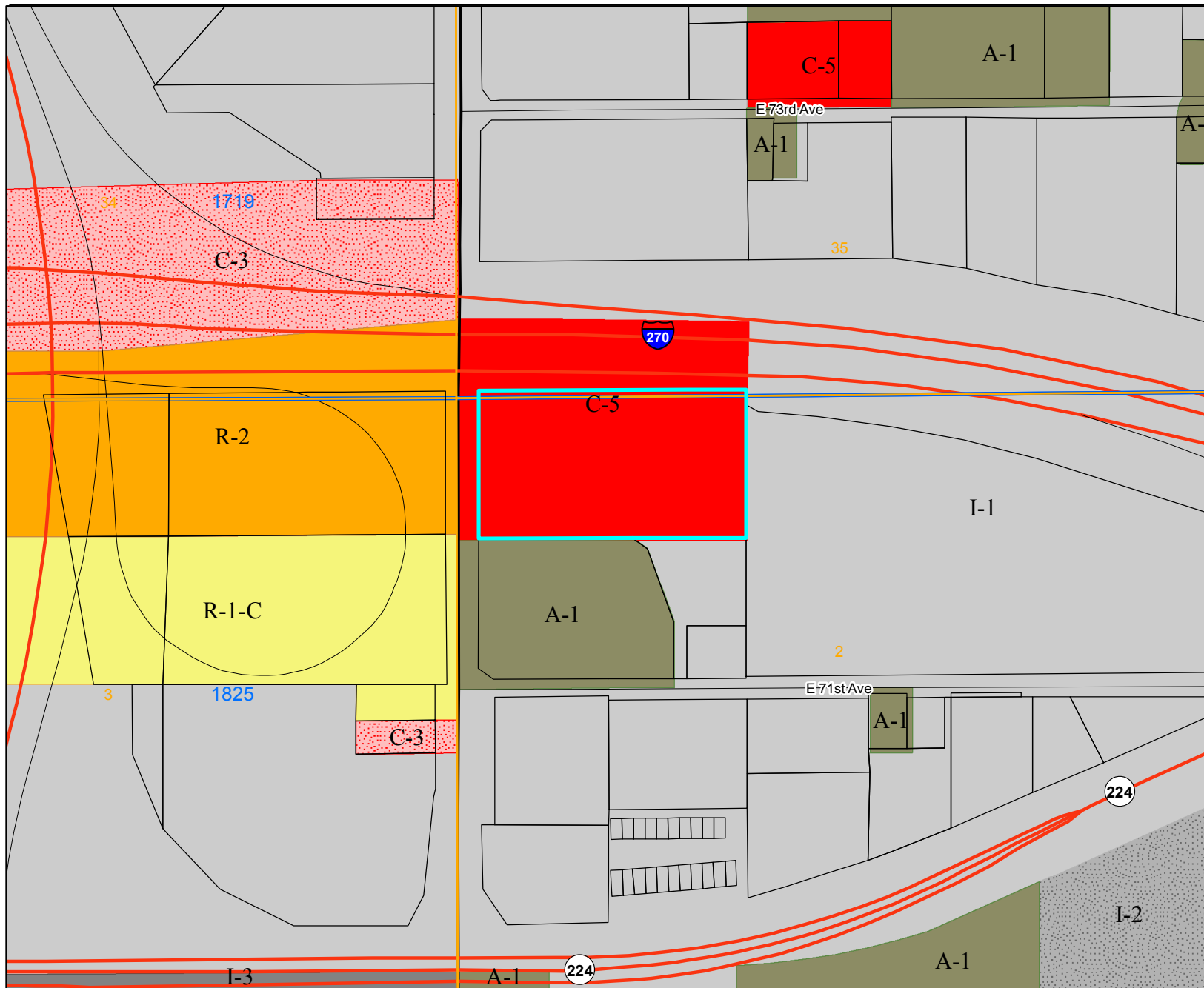


For display purposes only.



ADAMS COUNTY
COLORADO

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



Legend

- Railroad
- Major Water
- 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)
- Conditions

Zoning Map

Case Number: RCU2020-00014

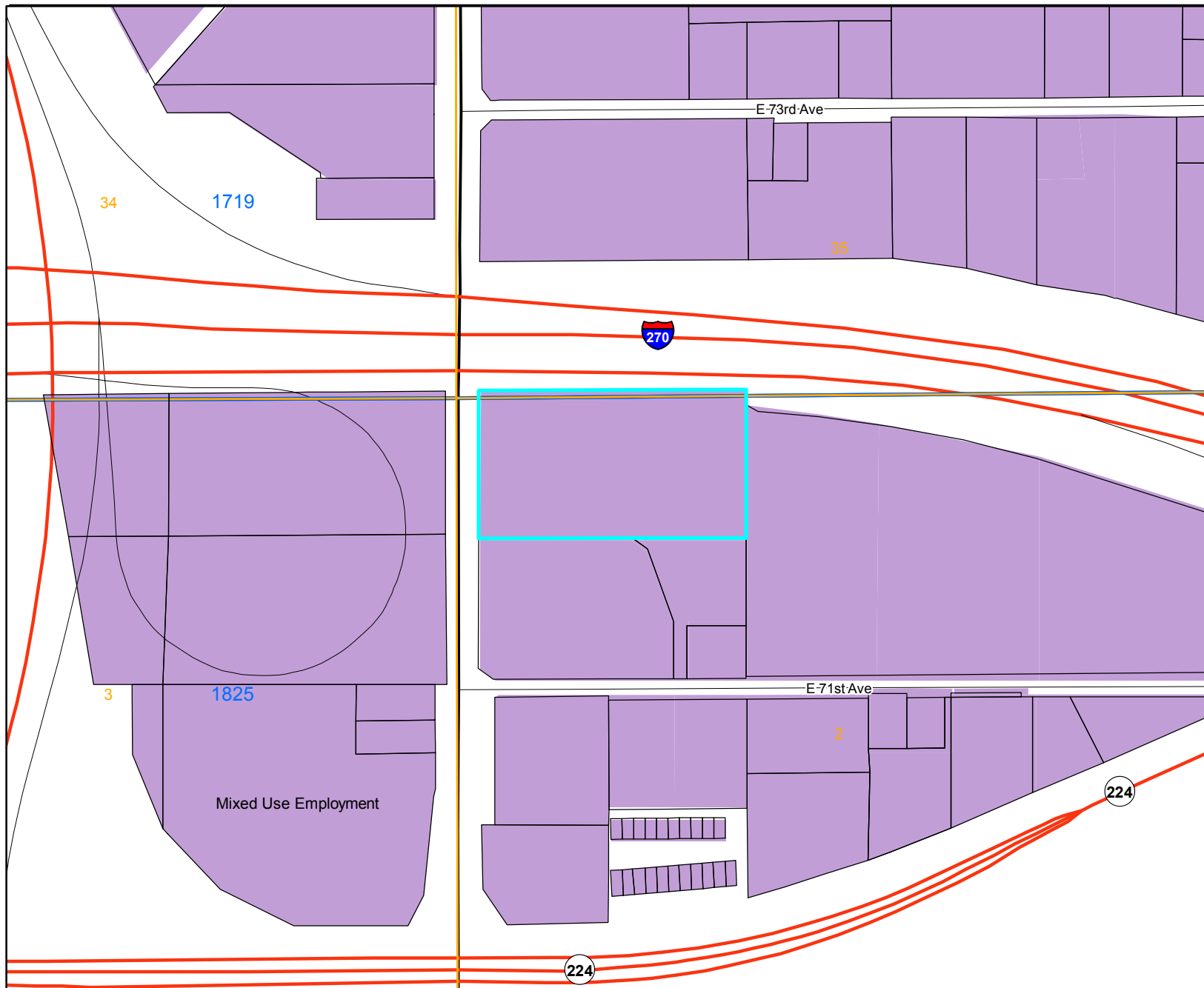


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ADAMS COUNTY
COLORADO

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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)
- Conditions

Future Land Use Planning Map

Case Number: RCU2020-00014

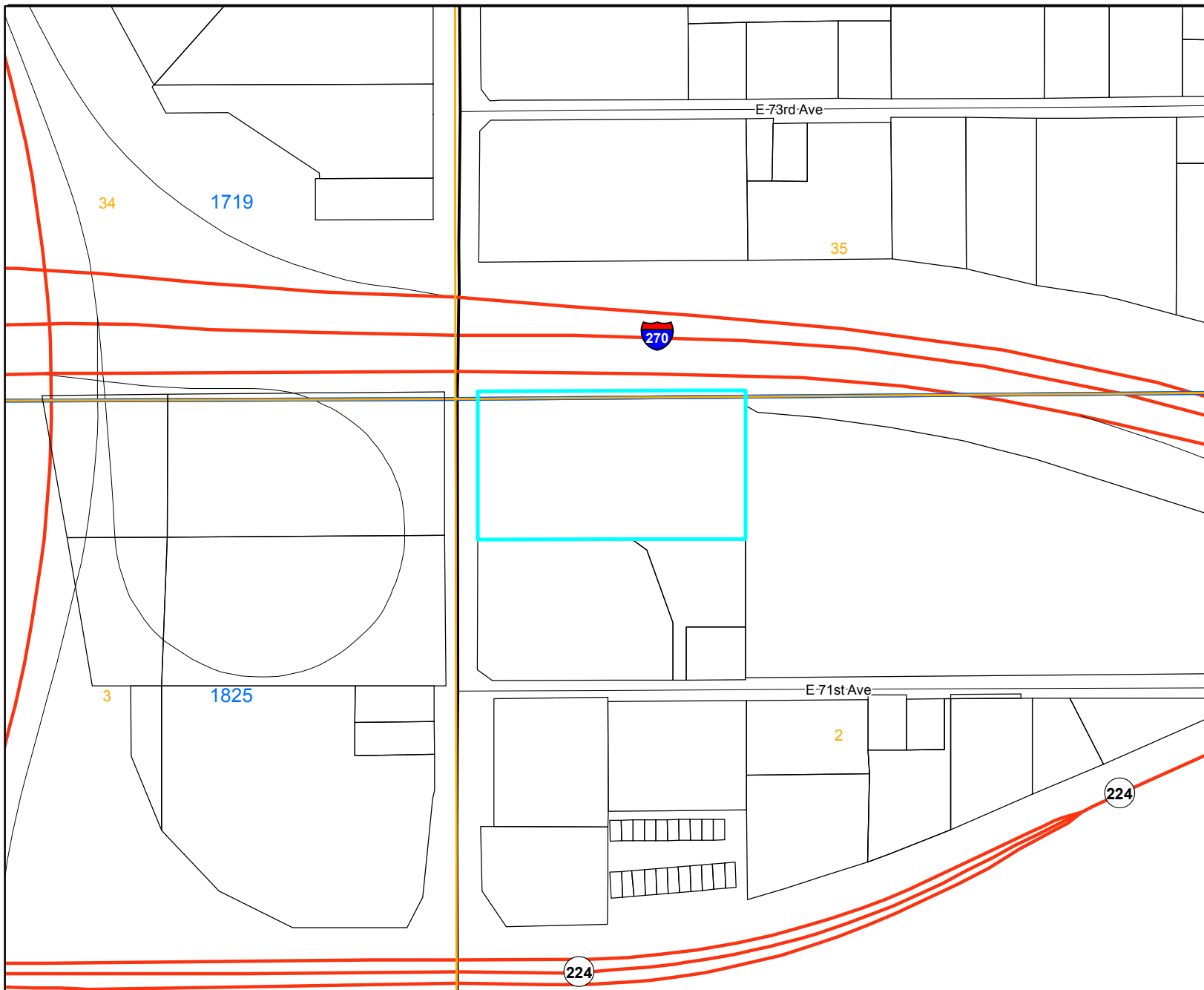


For display purposes only.



ADAMS COUNTY
COLORADO

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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)
- Conditions

Simple Map

Case Number: RCU2020-00014



For display purposes only.



ADAMS COUNTY
COLORADO

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responsibility for its accuracy

APPLICATION FOR CONDITIONAL USE PERMIT APPROVAL
FOR OFF-PREMISE ADVERTISING DEVICE (BILLBOARD)

Applicant: StreetMedia Group, LLC

Location: 7190 North Washington Street

WRITTEN EXPLANATION OF THE PROJECT

StreetMedia Group proposes to conduct an off-premise advertising device (billboard) at the south side of I-270 and east side of North Washington Street, which is commonly known as 7190 North Washington Street ("SUBJECT PROPERTY") (PIN 0182502202021) in the location shown on the enclosed site plan. The Subject Property is 4.32 acres in area and is zoned C-5 ("DISTRICT"). The existing use of the Subject Property is office and warehouse for multiple commercial tenants, a permitted use in the District. The Subject Property is located in a developing light industrial area.

Billboards are allowed in the District with an approved Conditional Use Permit ("CUP"). CUPs are subject to the approval criteria set out in Section 2-02-09-06, Adams County Development Standards and Regulations ("ADCO STANDARDS"). Billboard performance standards are set out in ADCO Standards § 4-15. No other ADCO Standards apply during the conditional use permit process.

The proposed billboard complies with all applicable CUP and performance standards, as follows:

CUP STANDARD #1. THE CONDITIONAL USE IS PERMITTED IN THE APPLICABLE ZONE DISTRICT. Billboards are allowed as a conditional use in the District.

CUP STANDARD #2. THE CONDITIONAL USE IS CONSISTENT WITH THE PURPOSES OF [THE ADCO STANDARDS].

The proposed billboard is allowed as a conditional use in the District. The proposed billboard meets all applicable performance standards. As such, it is consistent with the purposes of the ADCO Standards.

CUP STANDARD #3. THE CONDITIONAL USE WILL COMPLY WITH THE REQUIREMENTS OF [THE ADCO STANDARDS], INCLUDING, BUT NOT LIMITED TO, ALL APPLICABLE PERFORMANCE STANDARDS.

The proposed billboard complies with the requirements of ADCO Standards § 4-15, which set out the performance standards for billboards, as follows:

STANDARD	COMPLIANCE STATEMENT
4-15-03	The Subject Property will contain only one billboard with not more than two faces.
4-15-04	The area of each sign face will not exceed 300 square feet.
4-15-05	The height of the sign does not exceed 40 feet, measured as provided in ADCO Standards § 4-14-05.

STANDARD	COMPLIANCE STATEMENT
4-15-06-02	Messages displayed on the electronic sign face(s) will remain static for a minimum of four seconds per message and instantaneous transitions will be used from one message to the next. The electronic sign face(s) will have a default mode to turn off the display if it malfunctions. Subsection 4-15-06-02 #4 is unenforceable as written, but the display will comply with the spirit of that standard (and with CDOT standards) as shown in the photometric plans that are attached to the site plan.
4-15-07 #1	The sign is separated from off-premises signs on the same side of the highway a distance that exceeds the 2,000 foot minimum spacing set out in Section 4-15-07 #1, ADCO Standards.
4-15-07 #2	The leading edge of the pole of the proposed billboard is set back a distance equal to the height of the billboard. A variation in the standard setback requirement of, ADCO Standards § 4-15-07 #2 is not requested with this application.
4-15-07 #3	Acknowledged
4-15-07 #4	Acknowledged
4-15-07 #5	This item is a restatement of requirements in ADCO Standards § 4-15-06-02. See response provided to said standards, above.
4-15-07 #6	As shown on the attached site plan, the sign faces will be aligned back to back, and spaced not more than 3.5 feet from each other. The applicant understands that the County is currently processing amendments to the ADCO Standards that may allow for a "V-shaped" configuration of sign faces. The applicant respectfully requests that the following note be added to the conditional use permit should this application be approved by the Board of County Commissioners: All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request. The applicant may submit an alternative design that can be approved through a Minor Amendment to this Conditional Use Permit by staff, as long as the design complies with the Adams County Development Standards and Regulations at the time of building permit application.
4-15-07 #7	Acknowledged

CUP STANDARD #4. THE CONDITIONAL USE IS COMPATIBLE WITH THE SURROUNDING AREA, HARMONIOUS WITH THE CHARACTER OF THE NEIGHBORHOOD, NOT DETRIMENTAL TO THE IMMEDIATE AREA, NOT DETRIMENTAL TO THE FUTURE DEVELOPMENT OF THE AREA, AND NOT DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE INHABITANTS OF THE AREA AND THE

COUNTY. IN MAKING THIS DETERMINATION, THE PLANNING COMMISSION AND THE BOARD OF COUNTY COMMISSIONERS SHALL FIND, AT A MINIMUM, THAT THE CONDITIONAL USE WILL NOT RESULT IN EXCESSIVE TRAFFIC GENERATION, NOISE, VIBRATION, DUST, GLARE, HEAT, SMOKE, FUMES, GAS, ODORS, OR INAPPROPRIATE HOURS OF OPERATION.

The proposed billboard is consistent with the industrial character of the area in which it is located. It will allow for not only advertising space for businesses in the area, but also for “help wanted,” public service, and emergency messaging. As such, it advances the health, safety, and welfare of the inhabitants of the area, the County, and the region.

The sign will produce no additional traffic, noise, vibration, heat, smoke, fumes, gas, or odors. Light emissions from the sign during nighttime hours will be in compliance with Colorado Department of Transportation (“CDOT”) and Adams County standards.

CUP STANDARD #5. THE CONDITIONAL USE PERMIT HAS ADDRESSED ALL OFF-SITE IMPACTS.

The sign will comply with all applicable lighting requirements of the County and CDOT, and will be constructed to building code requirements. The sign is located outside of sight distance triangles. As such, it does not create off-site impacts.

CUP STANDARD #6. THE SITE IS SUITABLE FOR THE CONDITIONAL USE INCLUDING ADEQUATE USABLE SPACE, ADEQUATE ACCESS, AND ABSENCE OF ENVIRONMENTAL CONSTRAINTS.

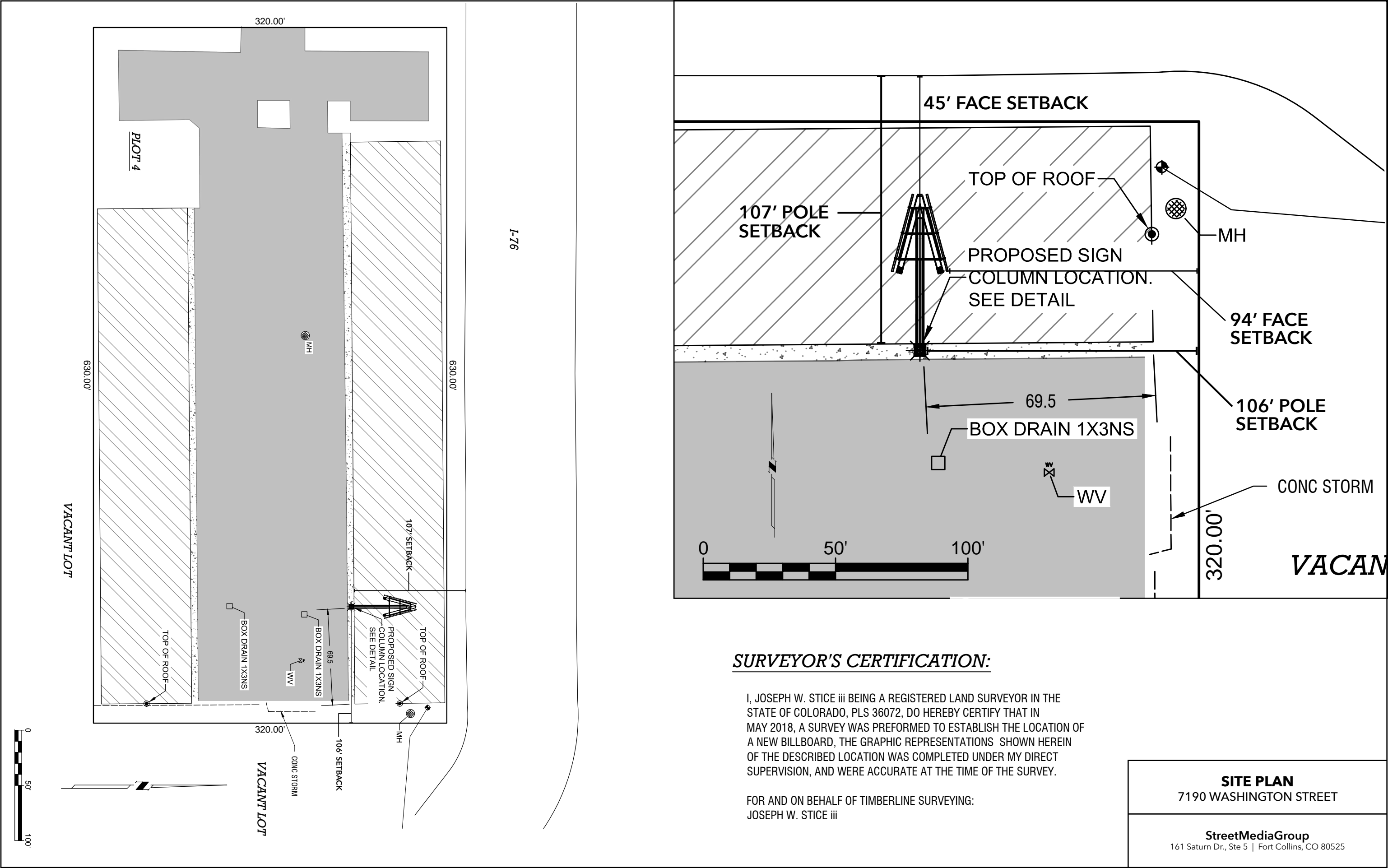
The Subject Property is suitable for the proposed billboard. The existing use of the Subject Property is commercial office and warehouse. There is room on the Subject Property to include the proposed billboard without interference with the existing use. There are no environmental constraints on the Subject Property that would interfere with the proposed billboard.

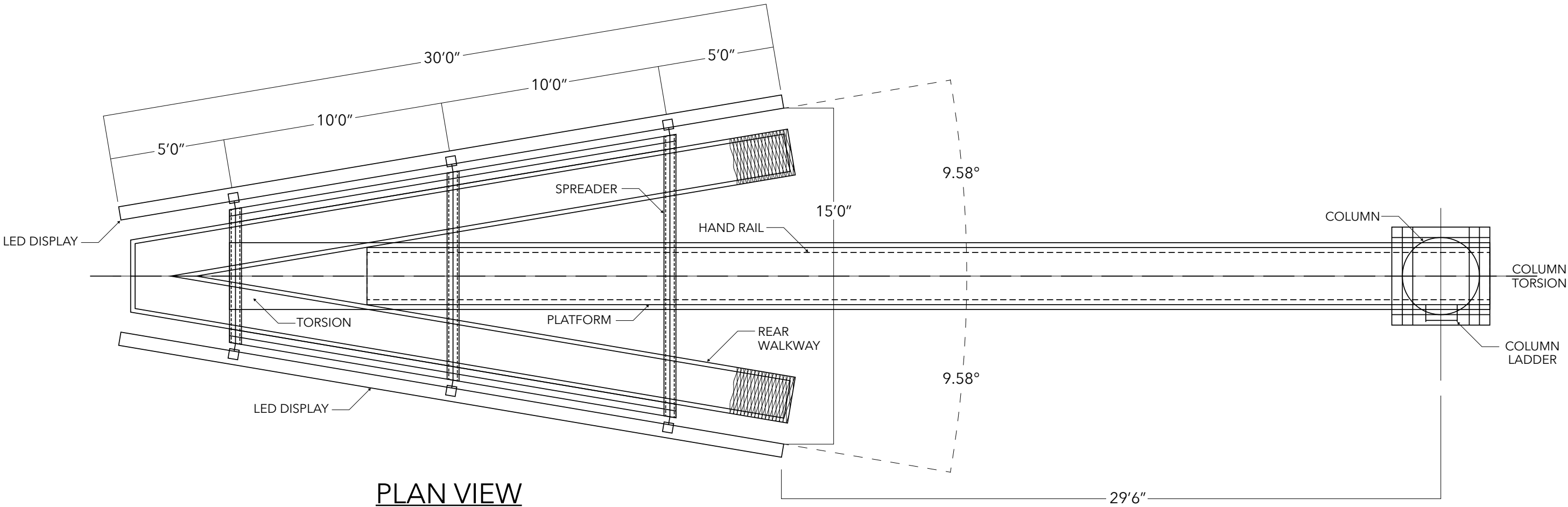
CUP STANDARD #7. THE SITE PLAN FOR THE PROPOSED CONDITIONAL USE WILL PROVIDE THE MOST CONVENIENT AND FUNCTIONAL USE OF THE LOT INCLUDING THE PARKING SCHEME, TRAFFIC CIRCULATION, OPEN SPACE, FENCING, SCREENING, LANDSCAPING, SIGNAGE, AND LIGHTING.

The attached site plan shows the sign placed in a location that provides for the most functional use of the lot in terms of parking, circulation, open space, fencing, screening, landscaping, signage, and lighting. The sign does not interfere with the principal use, and is optimized for safe view angles from the adjacent highway.

CUP STANDARD #8. SEWER, WATER, STORM WATER DRAINAGE, FIRE PROTECTION, POLICE PROTECTION, AND ROADS ARE TO BE AVAILABLE AND ADEQUATE TO SERVE THE NEEDS OF THE CONDITIONAL USE AS DESIGNED AND PROPOSED.

The listed services are currently available to the Subject Property to serve the principal use, and there will be no perceptible increase in demand for any of the listed services as a result of the installation of a billboard.





SITE PLAN
7190 WASHINGTON STREET

StreetMediaGroup
161 Saturn Dr., Ste 5 | Fort Collins, CO 80525







PHOTOSIMULATION
7190 WASHINGTON STREET

StreetMediaGroup
161 Saturn Dr., Ste 5 | Fort Collins, CO 80525



PHOTOSIMULATION
7190 WASHINGTON STREET

StreetMediaGroup
161 Saturn Dr., Ste 5 | Fort Collins, CO 80525

Yellow Lines illustrate how the sign brightness drops rapidly from **80% to 20% to 1%** due to the incorporation of **Siteline Blocking Louvers Technology**.

Yellow represents calculated illuminance figures at selected locations in **foot-candles[fc]**. A full moon has a light impact of approximately **0.03 fc**. A value less than this is considered **negligible**.

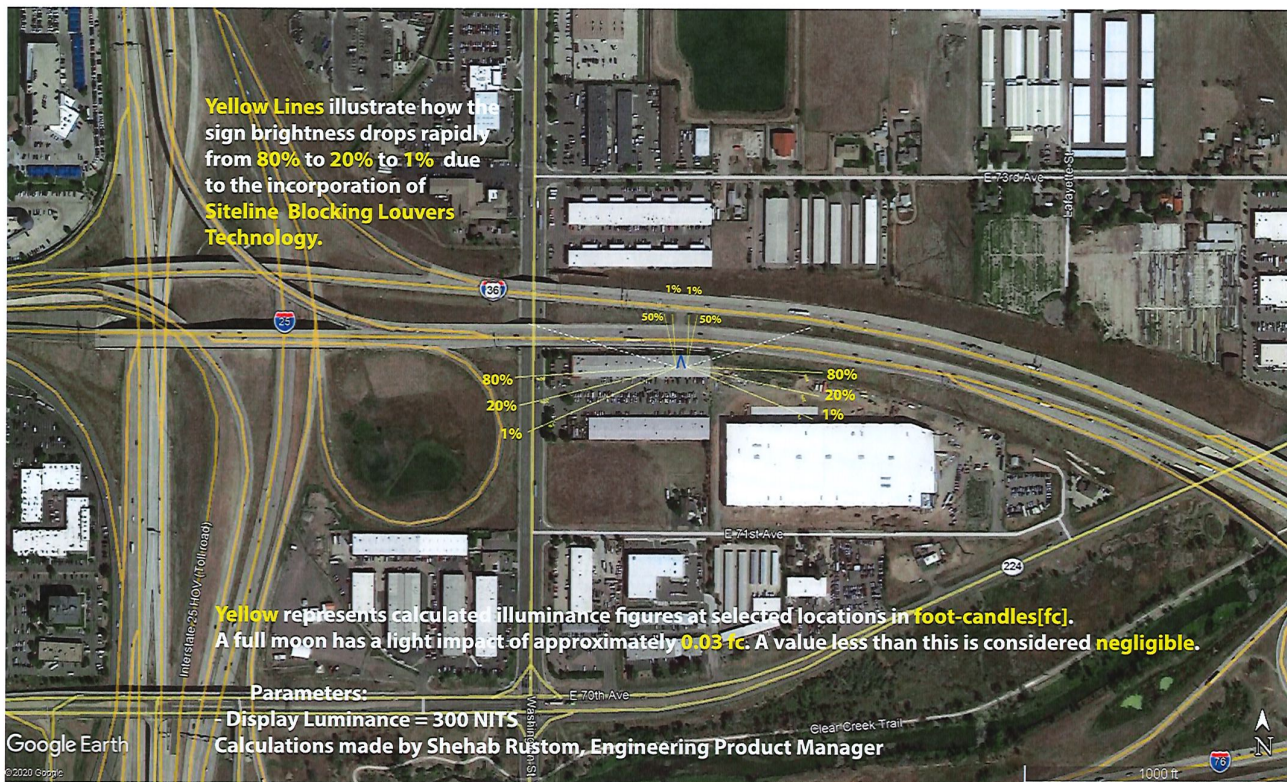
Parameters:

- Display Luminance = 300 NITS

Calculations made by Shehab Rustom, Engineering Product Manager

Google Earth

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Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided in person to the One-Stop Customer Service Center of the Community and Economic Development Department. The following items will be expected by our One-Stop Customer Service Center:

- One paper copy of all new materials
 - Paper copies shall not exceed 11"x17" (exception shall be made only for construction drawings or engineering plan review)
 - All paper copies shall be accompanied by the attached Resubmittal Form
- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- ☐ Development Plan/ Site Plan
- ☐ Plat
- ☐ Parking/ Landscape Plan
- ☐ Engineering Documents
- ☐ Subdivision Improvements Agreement
- ☐ Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: ~~Addressing, Building Safety, Neighborhood Services,~~

~~Engineering, Environmental, Parks, Planner, ROW, SIA Finance, SIA Attorney~~

Commenting Division: Planning

Resubmittal Required

Name of Reviewer: Holden Pederson

Email and Phone Number: HPederson@adcogov.org / 720-523-6847

PLN1: Electronic billboard would be visible from I-270. According to the applicant, the existing use of the property is office and warehousing for multiple tenants. Off-premise advertising devices are permitted with an approved Conditional Use Permit in the C-5 zone district.

PLN2: The subject request meets the following performance standards for off-premise advertising devices (billboards):

- The property would contain only 1 two-faced off-premise advertising device (Section 4-15-03).
- The maximum size of the billboard face would not exceed 300 square feet (Section 4-15-04).
- The maximum height of the billboard would not exceed 40 feet and the lowest point of the sign face would be at least 8 feet above the ground (Section 4-15-06).
- All electronic sign restrictions have been confirmed and acknowledged by the applicant (Section 4-15-06-02).
- The billboard would be separated by a minimum of 2,000 linear feet from the nearest off-premise sign on the same side of the road or highway (Section 4-15-07).
- The two faces of the billboard would be back to back and would not be greater than 3.5 feet from one another (Section 4-15-07).

PLN3: Applicant has requested that the following note be added to the Conditional Use Permit if the application is approved by the Board of County Commissioners in order to address future code amendments that would allow a "V-shaped" configuration of sign-faces: "All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request. The applicant may submit an alternative design that can be approved through a Minor Amendment to this Conditional Use Permit by staff, as long as the design complies with the Adams County Development Standards and Regulations at the time of building permit application."

PLN4: Applicant must provide a site plan that shows the setback of the proposed billboard to the exact location of the property line. A higher quality site plan is required than the current aerial photo that was provided in the application submittal and must clearly show all property lines and setback distances. Applicant must also confirm whether they are measuring the setback from the leading edge of the pole or the leading edge of the sign face.

PLN5: Applicant must provide Certificate of Notice to Mineral Estate Owners/and Lessees, as well as Certificate of Surface Development as part of the resubmittal. These documents are required 30 days before the initial public hearing is held. They are listed as items #10 and 11 within the Conditional Use Permit application checklist and are included on pages 6 through 9 on the application.

Commenting Division: Engineering

Complete

Name of Reviewer: Greg Labrie

Email and Phone Number: GLabrie@adcogov.org / 720-523-6824

ENG1: The proposed location is not in a floodplain. A floodplain use permit is not required. If the land use application is approved, the applicant must apply for a building permit to construct the sign on site.

Commenting Division: Right-of-Way

Resubmittal Required

Name of Reviewer: Mark Alessi

Email and Phone Number: MAlessi@adcogov.org / 720-523-6825

ROW1: Please submit a title commitment which should be used to depict the applicable recordings on the plat. Send Adams County a copy of the title commitment with your application dated no later than 30 days to review in order to ensure that any other party's interests are not encroached upon. All applicable easements/exceptions should be accurately shown and labeled on the plat.



Region «Region» Traffic Section
2829 West Howard Place
«City», Colorado 80204
Phone (303) 512-4272 Fax (303) 757-9886

July 14, 2020

Holden Pederson
Planner II
Community and Economic Development Department
4430 South Adams County Parkway, Suite W200A
Brighton, CO 80601-8216

RE: Case Name: Street Media Washington Billboard CUP
Case Number: RCU2020-00014

Dear Mr. Pederson:

I have reviewed the referral for the CUP to allow an electronic billboard in the C-5 zone district, visible from I-270, located at 7190 N. Washington St., and have the following comments:

- This proposed digital billboard sign, which will advertise to Interstate 270, will require an Outdoor Advertising Permit from CDOT.
- This proposed sign must meet all Applicable rules governing outdoor advertising in Colorado per 2 CCR 601-3.
- Application packet, when completed, should be sent to Jacquelyn Jobe at 2829 W. Howard Place, 2nd Floor, Denver, CO 80204.

Thank you for the opportunity to review this referral.

Please feel free to contact me at the office listed above if I can of any further assistance in this or any other matter.

Sincerely,

Jacquelyn Jobe
Region 1 Outdoor Advertising Representative
(303) 512-4272



From: [Woodruff, Clayton](#)
To: [Holden Pederson](#)
Subject: RE Street Media Washington Billboard CUP
Date: Tuesday, June 30, 2020 8:26:30 AM

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

Holden,

The RTD has no comment on 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



July 1, 2020

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

RE: StreetMedia Washington Billboard, RCU2020-00014
TCHD Case No. 6345

Dear Mr. Pederson,

Thank you for the opportunity to review and comment on the Conditional Use Permit for an electronic billboard in the Commercial-5 (C-5) zone district located at 7190 N Washington Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has no comments.

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

Sincerely,

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

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

cc: Sheila Lynch, Monte Deatrich, TCHD



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

July 16, 2020

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

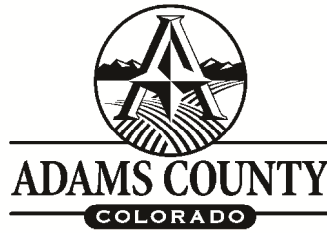
Attn: Holden Pederson

Re: StreetMedia Washington Billboard, Case # RCU2020-00014

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **StreetMedia Washington Billboard** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing natural gas service facilities near the base of the proposed sign. 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. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

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



Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- ☐ Development Plan/ Site Plan
- ☐ Plat
- ☐ Parking/ Landscape Plan
- ☐ Engineering Documents
- ☐ Subdivision Improvements Agreement
- ☐ Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,

Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney

RCU2020-00013**Commenting Division:** Planning**Resubmittal Required****Name of Reviewer:** Holden Pederson**Email and Phone Number:** HPederson@adcogov.org / 720-523-6847

PLN1: Applicant must still provide the Certificate of Notice to Mineral Estate Owners/and Lessees, as well as the Certificate of Surface Development prior to staff scheduling this request for public hearings.

PLN2: Applicant has provided a site plan that confirms that the leading edge of the sign pole will be setback equal to or greater than the height of the proposed billboard from the south property line; however, the applicant's site plan only provides a 40' setback from the north property line where a 50' setback is required.

- a. Applicant must revise their site plan in order to demonstrate that the required setbacks from both the south and north property lines will be met through this proposal.
- b. Alternatively, if the applicant is requesting a "Variation" from the setback requirement as part of this Conditional Use Permit request, they must provide a detailed explanation in order to justify why the required setbacks cannot be met and to describe any existing conditions on the site that have necessitated the placement of the proposed billboard in the chosen location.

PLN3: Applicant has provided a response that meets TCHD's requirements. This commitment will be memorialized as a proposed condition of approval.

RCU2020-00014**Commenting Division:** Planning**Resubmittal Required****Name of Reviewer:** Holden Pederson**Email and Phone Number:** HPederson@adcogov.org / 720-523-6847

PLN1: Applicant must still provide the Certificate of Notice to Mineral Estate Owners/and Lessees, as well as the Certificate of Surface Development prior to staff scheduling this request for public hearings.

PLN2: The Title Report submitted by the applicant shows that there is a previous Conditional Use Permit approval for this site (RCU2019-00028) that expires on January 15, 2029. Applicant must describe why this second Conditional Use Permit approval is being requested and how this proposal differs from the separate approval that was recently granted in 2019.

PLN3: Applicant has provided a site plan that confirms that the leading edge of the sign pole will be setback equal to or greater than the height of the proposed billboard from all property lines.

PLN4: Applicant has provided a response that meets TCHD's requirements. This commitment will be memorialized as a proposed condition of approval.



COLORADO
Department of
Transportation

Region «Region» Traffic Section
2829 West Howard Place
«City», Colorado 80204
Phone (303) 512-4272 Fax (303) 757-9886

July 14, 2020

Holden Pederson
Planner II
Community and Economic Development Department
4430 South Adams County Parkway, Suite W200A
Brighton, CO 80601-8216

RE: Case Name: Street Media Washington Billboard CUP
Case Number: RCU2020-00014

Dear Mr. Pederson:

I have reviewed the referral for the CUP to allow an electronic billboard in the C-5 zone district, visible from I-270, located at 7190 N. Washington St., and have the following comments:

- This proposed digital billboard sign, which will advertise to Interstate 270, will require an Outdoor Advertising Permit from CDOT.
- This proposed sign must meet all Applicable rules governing outdoor advertising in Colorado per 2 CCR 601-3.
- Application packet, when completed, should be sent to Jacquelyn Jobe at 2829 W. Howard Place, 2nd Floor, Denver, CO 80204.

Thank you for the opportunity to review this referral.

Please feel free to contact me at the office listed above if I can of any further assistance in this or any other matter.

Sincerely,

Jacquelyn Jobe
Region 1 Outdoor Advertising Representative
(303) 512-4272



From: [Woodruff, Clayton](#)
To: [Holden Pederson](#)
Subject: RE Street Media Washington Billboard CUP
Date: Tuesday, June 30, 2020 8:26:30 AM

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

Holden,

The RTD has no comment on 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



July 1, 2020

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

RE: StreetMedia Washington Billboard, RCU2020-00014
TCHD Case No. 6345

Dear Mr. Pederson,

Thank you for the opportunity to review and comment on the Conditional Use Permit for an electronic billboard in the Commercial-5 (C-5) zone district located at 7190 N Washington Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has no comments.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "AHF", is placed above the printed name.

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

cc: Sheila Lynch, Monte Deatrich, TCHD



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

July 16, 2020

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

Attn: Holden Pederson

Re: StreetMedia Washington Billboard, Case # RCU2020-00014

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **StreetMedia Washington Billboard** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing natural gas service facilities near the base of the proposed sign. 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. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

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

Case Name: StreetMedia Washington Billboard CUP
Case Number: RCU2020-00014

June 23, 2020

The Adams County Planning Commission is requesting comments on the following application:
Conditional Use Permit for an electronic billboard in the C-5 zone district visible from I-270. This request is located at 7190 N WASHINGTON ST. The Assessor's Parcel Number is 0182502202021.

Applicant Information: STREET MEDIA GROUP LLC
GARY YOUNG
161 SATURN DRIVE
FT. COLLINS, CO 80525

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **07/16/2020** 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 HPederson@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 colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Holden Pederson
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5



Public Hearing Notification

Case Name:	StreetMedia 7154 Washington Billboard CUP
Case Number:	RCU2020-00014
Planning Commission Hearing Date:	01/28/2021 at 6:00 p.m.
Board of County Commissioners Hearing Date:	02/23/2021 at 9:30 a.m.

January 5, 2021

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 for an electronic billboard in the C-5 zone district visible from I-270.

The proposed use will be Commercial. This request is located at 7154 N WASHINGTON ST on undetermined parcel size.

The Assessor's Parcel Number(s) 0182502202021

Applicant Information: TROY HAMMOND
Street Media Group LLC

This meeting is broadcast live on the Adams County YouTube channel. You can view the meeting live through the county YouTube Channel link: <https://www.youtube.com/channel/UC7KDbF1XykrYlxnfhEH5XVA/> and post comments on this agenda through the web at <https://adcogov.legistar.com/Calendar.aspx>

Members of the public may submit written comments on any matter within the Board's subject matter jurisdiction, post comments on this specific agenda item, or request to speak at the meeting through our eComment system at <https://adcogov.legistar.com/Calendar.aspx>

Residents are encouraged to submit comments, prior to the meeting, through written comment using eComment; eComment is integrated with the published meeting agenda and individuals may review the agenda item details and indicate their position on each item. A request to speak at the meeting may also be submitted using the eComment feature. You will be prompted to set up a user profile to allow you to comment, which will become part of the official public record. The eComment period opens when the agenda is published and closes at 4:30 p.m. the Monday prior to the noticed meeting.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

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

Thank you for your review of this case.

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

Holden Pederson
Planner II

PUBLICATION REQUEST

StreetMedia 7154 Washington Billboard CUP

Case Number: RCU2020-00014

Planning Commission Hearing Date: 01/28/2021 at 6:00 p.m.

Board of County Commissioners Hearing Date: 02/23/2021 at 9:30 a.m.

Request: Conditional Use Permit for an electronic billboard in the C-5 zone district visible from I-270.

Location: 7154 N WASHINGTON ST

Parcel Number: 0182502202021

Case Manager: Holden Pederson

Case Technician: Rayleen Swarts

Applicant: TROY HAMMOND Street
Media Group LLC

Owner: CENTER LAND PROPERTIES
7285 GILPIN WAY SUITE 100
DENVER, CO 80229

Representative:

Legal Description: SUB:NORTH SIDE GARDENS DESC: PLOT 4 EXC RD



Referral Listing
Case Number RCU2020-00014
StreetMedia Washington Billboard CUP

Agency	Contact Information
ADAMS 12 FIVE STAR SCHOOLS	MATT SCHAEFER - PLANNING MANAGER 1500 E. 128TH AVENUE THORNTON CO 80241 720-972-4289 matt.schaefer@adams12.org
Adams County Attorney's Office	Christine Fitch CFitch@adcogov.org 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352
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 gmoon@adcogov.org 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	Chris Wilder 8055 N. WASHINGTON ST. DENVER CO 80229 (303) 289-4683 cwilder@acfpd.org

Agency	Contact Information
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
ADAMS COUNTY SCHOOL DISTRICT 14	Leo Rodriguez 5291 E. 60th Avenue COMMERCE CITY CO 80022 303.853.3217 lrodriguez@adams14.org
Adams County Sheriff's Office: SO-HQ	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org
Adams County Sheriff's Office: SO-SUB	- - 303-655-3283 CommunityConnections@adcogov.org
CDOT Colorado Department of Transportation	Bradley Sheehan 2829 W. Howard Pl. 2nd Floor Denver CO 80204 303.757.9891 bradley.sheehan@state.co.us
CDPHE	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 303.691.7702 cdphe_localreferral@state.co.us
CDPHE	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 30 sean.hackett@state.co.us
CDPHE - AIR QUALITY	Richard Coffin 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303.692.3127 richard.coffin@state.co.us
CDPHE - WATER QUALITY PROTECTION SECT	Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WQCD-B2 DENVER CO 80246-1530 303-692-3509 patrick.j.pfaltzgraff@state.co.us
CDPHE SOLID WASTE UNIT	Andy Todd 4300 CHERRY CREEK DR SOUTH HMWMD-CP-B2 DENVER CO 80246-1530 303.691.4049 Andrew.Todd@state.co.us

Agency	Contact Information
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
CITY OF FEDERAL HEIGHTS	Renae Stavros 2380 W. 90th Ave. Federal Heights CO 80260 303.412.3530 rstavros@fedheights.org
CITY OF FEDERAL HEIGHTS	TIM WILLIAMS 2380 W 90TH AVE. FEDERAL HEIGHTS CO 80260 303-428-3526 twilliams@fedheights.org
CITY OF FEDERAL HEIGHTS - WATER AND SAN. DEPT.	VIRGINIA MULLIN 2380 W 90TH AVE. FEDERAL HEIGHTS CO 80260 303-428-3526
CITY OF THORNTON	JASON O'SHEA 9500 CIVIC CENTER DR THORNTON CO 80229 0
CITY OF THORNTON	Lori Hight 9500 CIVIC CENTER DRIVE THORNTON CO 80229 303-538-7670 developmentsubmittals@cityofthornton.net.
CITY OF THORNTON	JIM KAISER 12450 N WASHINGTON THORNTON CO 80241 720-977-6266
COLORADO DEPT OF TRANSPORTATION	Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us
COLORADO DIVISION OF WILDLIFE	Matt Martinez 6060 BROADWAY DENVER CO 80216-1000 303-291-7526 matt.martinez@state.co.us

Agency	Contact Information
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
Commerce City Planning Division	Domenic Martinelli 7887 East 60th Avenue COMMERCE CITY CO 80022 303-289-3693 dmartinelli@c3gov.com
Crestview Water & Sanitation	Patrick Stock 7145 Mariposa St PO Box 21299 Denver CO 80221-0299 303-430-1660 303-434-0607 PatrickStock@crestviewwater.net
FEDERAL HEIGHTS FIRE DEPT.	ANDREW MARSH 2400 W. 90TH AVE. FEDERAL HEIGHTS CO 80260 303-428-3526 x 260
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	Joe Jamsay 3172 E 78th Ave Denver CO 80229 303-288-6664 jjames@nwsbsd.com
NS - Code Compliance	Kerry Gress kgress@adcogov.org 720.523.6832 kgress@adcogov.org
NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org

Agency	Contact Information
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
SOUTH ADAMS CO. FIRE DISTRICT	Randall Weigum 6050 Syracuse Street COMMERCE CITY CO 80022 720-573-9790 rweigum@sacfd.org
SOUTH ADAMS CO. FIRE DISTRICT	- Fire Prevention Division 6050 Syracuse Street Commerce City CO 80022 303-288-0835 planreview@sacfd.org
South Adams County Water & San Dist	Abel Moreno 10200 E 102nd Ave Henderson CO 80022 720-206-0590 amoreno@sacwsd.org
THORNTON FIRE DEPARTMENT	Chad Mccollum 9500 Civic Center Drive THORNTON CO 80229-4326 303-538-7602 firedept@cityofthornton.net
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

AgencyContact Information

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

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1123 W 3rd Ave
DENVER CO 80223
303-571-3306
Donna.L.George@xcelenergy.com

1000 EAST 73RD AVENUE
4565 AUHAY DR
SANTA BARBARA CA 93110-1705

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

851 E HWY 224 LLC
1420 BELLAIRE ST
DENVER CO 80220-2413

CENTERAL CONNECTION LLC
1855 S PEARL ST STE 20
DENVER CO 80210-3181

851224 LLC
5040 ACOMA ST
DENVER CO 80216-2010

CENTRAL CONNECTION LLC
1855 S PEARL ST STE 20
DENVER CO 80210-3181

A & B PROPERTY LLC
851 E COLORADO HIGHWAY 224 UNIT A5
DENVER CO 80229-6854

CHAPMAN JERROD SCOTT
1613 E 164TH PL
BRIGHTON CO 80602-7664

A AND R LLC
7754 PARFET ST
ARVADA CO 80005

CHESROWN COLLISION CENTER INC
7420 N WASHINGTON STREET
DENVER CO 80229

ABP INVESTMENTS LLC
1620 W 74TH WAY
DENVER CO 80221-3401

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

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

COLORADO DEPARTMENT OF
TRANSPORTATION
2000 SOUTH HOLLY ST
DENVER CO 80222-4818

BURKEY MANAGEMENT COMPANY
12021 PENNSYLVANIA ST STE 102
THORNTON CO 80241-3151

CONDON MICHAEL L
8681 ROSEMARY ST
COMMERCE CITY CO 80022-5052

CARJO L L C
213 GRAND VIEW CIR
MEAD CO 80542-9001

DEPARTMENT OF TRANSPORTATION
2829 W HOWARD PL
DENVER CO 80204-2305

CENTER LAND PROPERTIES
7285 GILPIN WAY SUITE 100
DENVER CO 80229

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

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

KRIEGER ELIZABETH ANN AND JIULIANO
ELIZABETH ANN AND JIULIANO JOSEPH NICK J
7095 N WASHINGTON ST
DENVER CO 80229-6703

GACCETTA BERNICE REVOCABLE LIVING TRUST
GACCETTA FRANK REVOCABLE LIVING TRUST
5247 EAGLE MEADOW DR
DACONO CO 80514-8539

LEVIN GARY
4565 AUHAY DR
SANTA BARBARA CA 93110-1705

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

MADRID JORGE CUIREL
4075 W 51ST AVE
DENVER CO 80212-2657

HACK CHRISTOPHER LEE
11755 AIRPORT WAY STE 149
BROOMFIELD CO 80021-2502

MARLYNC LLC
16670 JASMINE ST
BRIGHTON CO 80602-6053

HALEIGH S HOPE INC
6525 GUNPARK DR STE 370-236
BOULDER CO 80301-3346

MAURER SCOTT AND
MAURER KIMBERLEY W
9114 E 29TH PL
DENVER CO 80238-2718

HEGGE JOEL AND
HEGGE KAREN
13320 CHERRY CIR
THORNTON CO 80241-1528

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

HIGH NOON ASSOCIATES
4565 AUHAY DR
SANTA BARBARA CA 93110-1705

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

HIRED HAND DENVER LLC
2 DALEWOOD TER
ORINDA CA 94563-1224

PETERSON DONALD O
12055 WELD CO RD NO. 2
BRIGHTON CO 80601

JOHNSTON CHARLES S
PO BOX 341
BRIGHTON CO 80601

PRIMA CAR CARE LLC
6660 FERN DR
DENVER CO 80221-2645

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

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

RENTERIA ROSENDO VETANCOURTH AND
RENTERIA NICOLAS BETANCOURT
355 JULIAN ST
DENVER CO 80219-1435

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

RYAN FAMILY LLC
1075 W 140TH DR
WESTMINSTER CO 80023-9351

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

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

SAYLOR JAMES M AND
SAYLOR HARRY M
OR CURRENT RESIDENT
940 E 73RD AVE
DENVER CO 80229-6817

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

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

TRUSTILE DOORS LLC
1780 E 66TH AVE
DENVER CO 80229

CURRENT RESIDENT
7314 WASHINGTON ST
DENVER CO 80229-6302

WASHINGTON COMMERCE CENTER LLC
C/O COMPTON DANDO, INC
DENVER CO 80239-3454

CURRENT RESIDENT
7316 WASHINGTON ST
DENVER CO 80229-6302

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

CURRENT RESIDENT
7318 WASHINGTON ST
DENVER CO 80229-6302

WERSHAW ROBERT L AND
WERSHAW ESTHER B
1566 WINONA CT
DENVER CO 80204-1143

CURRENT RESIDENT
7330 WASHINGTON ST
DENVER CO 80229-6302

7295 HOLDING COMPANY LLC
C/O LUNA GOURMET COFFEE AND TEA CO LLC
OR CURRENT RESIDENT
7295 WASHINGTON ST
DENVER CO 80229-6707

CURRENT RESIDENT
7334 WASHINGTON ST
DENVER CO 80229-6302

A&B PROPERTY LLC
OR CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A5
DENVER CO 80229-6853

CURRENT RESIDENT
7338 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7346 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
525 E 70TH AVE UNIT 1E
DENVER CO 80229-6712

CURRENT RESIDENT
7348 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
525 E 70TH AVE UNIT 1W
DENVER CO 80229-6712

CURRENT RESIDENT
7352 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
525 E 70TH AVE UNIT 2E
DENVER CO 80229-6712

CURRENT RESIDENT
7354 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
525 E 70TH AVE UNIT 2W
DENVER CO 80229-6712

CURRENT RESIDENT
7420 WASHINGTON ST
DENVER CO 80229-6304

CURRENT RESIDENT
525 E 70TH AVE UNIT 3E
DENVER CO 80229-6712

CURRENT RESIDENT
7091 WASHINGTON ST
DENVER CO 80229-6703

CURRENT RESIDENT
525 E 70TH AVE UNIT 3W
DENVER CO 80229-6712

CURRENT RESIDENT
7095 WASHINGTON ST
DENVER CO 80229-6703

CURRENT RESIDENT
565 E 70TH AVE UNIT 1E
DENVER CO 80229-6713

CURRENT RESIDENT
7150 WASHINGTON ST
DENVER CO 80229-6706

CURRENT RESIDENT
565 E 70TH AVE UNIT 1W
DENVER CO 80229-6713

CURRENT RESIDENT
7154 WASHINGTON ST
DENVER CO 80229-6706

CURRENT RESIDENT
565 E 70TH AVE UNIT 2E
DENVER CO 80229-6713

CURRENT RESIDENT
7261 WASHINGTON ST
DENVER CO 80229-6707

CURRENT RESIDENT
565 E 70TH AVE UNIT 2W
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 3E
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 8E
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 3W
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 8W
DENVER CO 80229-6713

CURRENT RESIDENT
565 E 70TH AVE UNIT 4E
DENVER CO 80229-6713

CURRENT RESIDENT
605 E 70TH AVE UNIT 1
DENVER CO 80229-6714

CURRENT RESIDENT
565 E 70TH AVE UNIT 4W
DENVER CO 80229-6713

CURRENT RESIDENT
605 E 70TH AVE UNIT 2
DENVER CO 80229-6714

CURRENT RESIDENT
565 E 70TH AVE UNIT 5E
DENVER CO 80229-6713

CURRENT RESIDENT
605 E 70TH AVE UNIT 3
DENVER CO 80229-6714

CURRENT RESIDENT
565 E 70TH AVE UNIT 5W
DENVER CO 80229-6713

CURRENT RESIDENT
605 E 70TH AVE UNIT 4
DENVER CO 80229-6714

CURRENT RESIDENT
565 E 70TH AVE UNIT 6E
DENVER CO 80229-6713

CURRENT RESIDENT
605 E 70TH AVE UNIT 5
DENVER CO 80229-6714

CURRENT RESIDENT
565 E 70TH AVE UNIT 6W
DENVER CO 80229-6713

CURRENT RESIDENT
605 E 70TH AVE UNIT 6
DENVER CO 80229-6714

CURRENT RESIDENT
565 E 70TH AVE UNIT 7E
DENVER CO 80229-6713

CURRENT RESIDENT
605 E 70TH AVE UNIT 7
DENVER CO 80229-6714

CURRENT RESIDENT
565 E 70TH AVE UNIT 7W
DENVER CO 80229-6713

CURRENT RESIDENT
605 E 70TH AVE UNIT 8
DENVER CO 80229-6714

CURRENT RESIDENT
625 E 70TH AVE UNIT 1
DENVER CO 80229-6726

CURRENT RESIDENT
665 E 70TH AVE UNIT 4
DENVER CO 80229-6727

CURRENT RESIDENT
625 E 70TH AVE UNIT 2
DENVER CO 80229-6726

CURRENT RESIDENT
665 E 70TH AVE UNIT 5
DENVER CO 80229-6727

CURRENT RESIDENT
625 E 70TH AVE UNIT 3
DENVER CO 80229-6726

CURRENT RESIDENT
665 E 70TH AVE UNIT 6
DENVER CO 80229-6727

CURRENT RESIDENT
625 E 70TH AVE UNIT 4
DENVER CO 80229-6726

CURRENT RESIDENT
7174 WASHINGTON ST STE A
DENVER CO 80229-6731

CURRENT RESIDENT
625 E 70TH AVE UNIT 5
DENVER CO 80229-6726

CURRENT RESIDENT
7174 WASHINGTON ST STE B
DENVER CO 80229-6731

CURRENT RESIDENT
625 E 70TH AVE UNIT 6
DENVER CO 80229-6726

CURRENT RESIDENT
7174 WASHINGTON ST STE C
DENVER CO 80229-6731

CURRENT RESIDENT
665 E 70TH AVE UNIT 1
DENVER CO 80229-6727

CURRENT RESIDENT
750 E 71ST AVE UNIT A
DENVER CO 80229-6800

CURRENT RESIDENT
665 E 70TH AVE UNIT 2
DENVER CO 80229-6727

CURRENT RESIDENT
750 E 71ST AVE UNIT B
DENVER CO 80229-6800

CURRENT RESIDENT
665 E 70TH AVE UNIT 2B
DENVER CO 80229-6727

CURRENT RESIDENT
750 E 71ST AVE UNIT C
DENVER CO 80229-6800

CURRENT RESIDENT
665 E 70TH AVE UNIT 3
DENVER CO 80229-6727

CURRENT RESIDENT
750 E 71ST AVE UNIT D
DENVER CO 80229-6800

CURRENT RESIDENT
750 E 71ST AVE UNIT E
DENVER CO 80229-6800

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT G
DENVER CO 80229-6811

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

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT H
DENVER CO 80229-6811

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

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT I
DENVER CO 80229-6811

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

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT J
DENVER CO 80229-6811

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

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT K
DENVER CO 80229-6811

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

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT L
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT B
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT M
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT C
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT N
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT D
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT O
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT F
DENVER CO 80229-6811

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT P
DENVER CO 80229-6811

CURRENT RESIDENT
1100 E 73RD AVE UNIT A
DENVER CO 80229-6812

CURRENT RESIDENT
1100 E 73RD AVE UNIT K
DENVER CO 80229-6812

CURRENT RESIDENT
1100 E 73RD AVE UNIT B
DENVER CO 80229-6812

CURRENT RESIDENT
1100 E 73RD AVE UNIT L
DENVER CO 80229-6812

CURRENT RESIDENT
1100 E 73RD AVE UNIT C
DENVER CO 80229-6812

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

CURRENT RESIDENT
1100 E 73RD AVE UNIT D
DENVER CO 80229-6812

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

CURRENT RESIDENT
1100 E 73RD AVE UNIT E
DENVER CO 80229-6812

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

CURRENT RESIDENT
1100 E 73RD AVE UNIT F
DENVER CO 80229-6812

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

CURRENT RESIDENT
1100 E 73RD AVE UNIT G
DENVER CO 80229-6812

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

CURRENT RESIDENT
1100 E 73RD AVE UNIT H
DENVER CO 80229-6812

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

CURRENT RESIDENT
1100 E 73RD AVE UNIT I
DENVER CO 80229-6812

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

CURRENT RESIDENT
1100 E 73RD AVE UNIT J
DENVER CO 80229-6812

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

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

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

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

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A11
DENVER CO 80229-6829

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

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A1
DENVER CO 80229-6853

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

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A10
DENVER CO 80229-6853

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

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A2
DENVER CO 80229-6853

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

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A3
DENVER CO 80229-6853

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

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A4
DENVER CO 80229-6853

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

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A6
DENVER CO 80229-6853

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

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A7
DENVER CO 80229-6853

CURRENT RESIDENT
1051 E 73RD AVE
DENVER CO 80229-6818

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A8
DENVER CO 80229-6853

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT A9
DENVER CO 80229-6853

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B9
DENVER CO 80229-6854

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B1
DENVER CO 80229-6854

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

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B10
DENVER CO 80229-6854

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

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B2
DENVER CO 80229-6854

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

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B3
DENVER CO 80229-6854

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

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B4
DENVER CO 80229-6854

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

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B5
DENVER CO 80229-6854

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

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B6
DENVER CO 80229-6854

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

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B7
DENVER CO 80229-6854

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

CURRENT RESIDENT
851 E HIGHWAY 224 UNIT B8
DENVER CO 80229-6854

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CURRENT RESIDENT
1000 E 73RD AVE UNIT 14
DENVER CO 80229-6860

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

CURRENT RESIDENT
1000 E 73RD AVE UNIT 15
DENVER CO 80229-6860

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

CURRENT RESIDENT
1000 E 73RD AVE UNIT 16
DENVER CO 80229-6860

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

CURRENT RESIDENT
1000 E 73RD AVE UNIT 2
DENVER CO 80229-6860

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT A
DENVER CO 80229-6858

CURRENT RESIDENT
1000 E 73RD AVE UNIT 3
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 1
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 4
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 10
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 5
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 11
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 6
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 12
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 7
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 13
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 8
DENVER CO 80229-6860

CURRENT RESIDENT
1000 E 73RD AVE UNIT 9
DENVER CO 80229-6860

CURRENT RESIDENT
981 E HIGHWAY 224 UNIT E
DENVER CO 80229-6861

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

CERTIFICATE OF POSTING



I, **Holden Pederson**, do hereby certify that I had the property posted at

7154 Washington Street

on **January 13, 2021**

in accordance with the requirements of the Adams County Zoning Regulations

A handwritten signature in black ink, appearing to read "Holden Pederson".

Holden Pederson