



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> May 4, 2021
<b>SUBJECT:</b> Development Agreement with 6201 N. Broadway LLC
<b>FROM:</b> Ryan M. Nalty, Interim Director
<b>AGENCY/DEPARTMENT:</b> Community & Economic Development Department
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the Development Agreement with 6201 N. Broadway LLC.

### **BACKGROUND:**

The Developer is the owner of the property located at 6201 N. Broadway in Adams County. The developer shall be responsible for the design and installation of road widening, new curb, gutter, and sidewalk adjacent to the property along Broadway Street, which are described in Exhibit "B". The developer is also responsible to pay cash in lieu for public improvements adjacent to property along 62<sup>nd</sup> Avenue, as estimated in Exhibit "C".

The subject request is consistent with the requirement for approval of a Development Agreement for new development within Adams County. In addition, staff reviewed the Development Agreement and determined that the proposed improvements conform to the requirements outlined in the County's Development Standard and Regulations.

The Department of Community and Economic Development also reviewed the site plan and the engineering documents associated with the development. Final acceptance of the project is contingent upon approval of the Development Agreement.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

County Attorney's Office  
Public Works

### **ATTACHED DOCUMENTS:**

Resolution  
Development Agreement with 6201 N. Broadway LLC.

**FISCAL IMPACT:**

Please check if there is no fiscal impact ☒. If there is fiscal impact, please fully complete the section below.

**Fund:****Cost Center:**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

**Additional Note:**