



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: Plat Correction (PLT2020-00015), 2 Waivers from Subdivision Design Standards

*** 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~~



Development Review Team Comments

Date: July 13, 2020

Project Number: PRC2020-00010

Project Name: Sherrelwood Village Filing No. 2

Due to the ongoing COVID-19 pandemic, all land use applications and resubmittals are to be delivered electronically to epermitcenter@adcogov.org. For additional information on department operations, please visit <http://www.adcogov.org/CED>.

Please note where "Section" or "DSR" is referenced, please refer to the appropriate section of the Adams County Development Standards and Regulations. These can be viewed online here: <http://www.adcogov.org/development-standards-regulations>.

Land Use and Development Applications can be accessed here: <http://www.adcogov.org/current-planning-application-packets>

Commenting Division: Planning Review
Name of Reviewer: Alan Sielaff, Planner II
Email: ASielaff@adcogov.org / 720-523-6817
Review Status: Resubmittal Required

PLN01: Application Formatting and General Comments

1. A Major PUD Amendment requires a repeat of the full PUD process. This is a two-phased review requiring a Preliminary Development Plan (PDP) followed by a Final Development Plan (FDP). The submitted documents included plans that had both titles applied (PDP and FDP), plans that were not labeled as either, and in some cases inconsistencies between the submitted plan sets. Please ensure consistent plans that are correctly titled with the next submittal. Additional comments on final formatting and content will likely come with a streamlined resubmittal.
2. The entire original Sherrelwood Village Preliminary PUD (which is a PDP) needs to be amended with this application to encompass the entire 10.35 acre site.
 - a. See submittal requirements included in Preliminary PUD Application for additional items needed. It is recognized this included additional detail compared to the general PUD Amendment application.
 - b. The original Sherrelwood Village (then titled 7840 Pecos Street) PDP has been included for reference. This document will need to be recreated or otherwise added on to as Amendment 1 while preserving the elements of the existing PUD.
 - c. The amended PDP will need to include the full geographic extent, new allowed land use (single-family attached housing, not just detached), and development standards for the new land use.

- d. If approved, an amendment to the Sherrelwood Village FDP would also be required. This would occur after any approval of PRC2020-00010.
3. The Rezoning, PUD Amendment – Preliminary Development Plan (PDP), and Major Subdivision - Preliminary Plat are being reviewed as a single case (PRC2020-00010). Only a single resubmittal under this case number is required. Please do not provide duplicate documents.
4. The Plat Correction (PLT2020-00015) resubmittal does not need to include a site plan or other plans included for the PUD.
5. There has been significant public comment in general opposition to this development. Public comment has discussed concerns with impact on infrastructure, public services, concern over loss of open spaces, and past performance of the applicant. Significant sentiment has also been expressed regarding the distinctive dome structure. An online change.org petition has been started and as of July 1 has gathered over 700 signatures. Staff encourages thoughtful review and response to the provided comments, and to explore if an opportunity exists to preserve the structure and incorporate it as a community amenity. These comments will all be provided following staff and referral agency comments and require response with the next submittal – either through documented outreach to those providing comment, or written responses to address specific concerns.
6. Two additional applications will be required with the next submittal, both being requests for a Waiver from Subdivision Design Standards. These are for two elements of the preliminary plat that will not meet subdivision standards, Lot Depth to Width Ratio no greater than 3:1, and avoidance of Double Frontage Lots. Additional detail provided as part of preliminary plat comments below.
7. Process Summary Code References:
 - a. 2-01-10-02 MAJOR AMENDMENTS: ...Amendments to development plans shall be reviewed and processed in the same manner as the original development plan for which the amendment is sought. Any approved major amendments shall be recorded in accordance with the procedures for recording the original development plan approval...
 - b. 2-02-11-01 PURPOSE / OBJECTIVES: ...The Standard P.U.D. process requires a minimum of two (2) approvals prior to development of a site, a Preliminary Development Plan (PDP) and Final Development Plan (FDP)...
 - c. 2-02-11-01-01 PRELIMINARY DEVELOPMENT PLAN (PDP): ...The PDP should include the proposed land uses, the layout of landscaping, circulation, architectural elevations, buildings and, if required, a preliminary plat....

PLN02: Plat Correction – Specific Comments

1. What is the purpose of the Exhibit pages to the Plat Correction? While helpful to understand the extent of the proposed alterations as part of this request, it will not be recorded along with the Plat Correction.
2. Please provide a written explanation specific to the Plat Correction request.
3. Staff will recommend a condition of approval that this Plat Correction is not recorded until the Final Plat of filing 2 is approved, as this Plat Correction removes required emergency access and drainage Tract B into a Lot. This Tract is only rededicated as part of the proposed filing 2.
4. See specific comments to the plat document in redlined .pdf from Mark Alessi, ROW Agent.
5. Please review the approval criteria to be reviewed by the The Director of Community and Economic Development: 2-02-18-02-05 CRITERIA FOR APPROVAL. Preliminary staff review finds the request meets the criteria as long as the condition referenced above is included.

1. The correction complies with these standards and regulations, and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
3. The correction is in keeping with the purpose and intent of the subdivision regulations.
4. The approval will not adversely affect the public health, safety, and welfare.

PLN03: Major Subdivision - Preliminary Plat – Specific Comments

1. Subdivision name should be preceded by “Preliminary Plat”. This can be in smaller font above the main title block.
2. Please provide an updated will serve letter from the City of Thornton for water and sewer services, and provide responding documentation as requested by the Colorado Division of Water Resources (CDWR). Provided letter from the City of Thornton is from 2017 in regards to the original development.
3. Two subdivision design standards are not met and will require additional requests for a “Waiver from Subdivision Design Standards” to be approved. This application can be found on Land Use and Development Applications webpage and will be provided with this comment letter. See Section 2-02-17 for process and approval criteria and provide a separate written narrative for each explaining why this standard cannot feasibly be met.
 - a. 5-03-03-06 LOT DEPTH TO WIDTH RATIO - No lot shall have an average depth greater than three times the average width (maximum of 3:1 lot depth to width ratio).
 - b. 5-03-03-08-01 DOUBLE FRONTING LOTS - Lots with double frontage shall be avoided (those that back up to Pecos St).
 - c. Multiple requests for waivers from subdivision standards require separate applications for each. Volume of waiver requests will be taken into account in consideration of approval criteria for a Preliminary Plat, specifically #3.
4. Right-of-Way landscaping is required on arterial and collector roads (Pecos St.).
5. Land Dedication Standards are found Section 5-05. Cash-in-leiu is preferred for a development of this size to satisfy the requirements. Calculation of fees will be done with the Final Plat and expected to be paid prior to final recording. An estimate of fees based on current regulations would require approximately \$\$77,000.
6. Final Plat requires only final approval by the BoCC along with a Subdivision Improvements Agreement (SIA) and approved construction plans for any required public improvements. Final engineering review and required reports will be required following approval of a Preliminary Plat.
7. Please review the approval criteria to be reviewed by the Planning Commission and Board of County Commissioners: 2-02-19-03-05 CRITERIA FOR APPROVAL. Preliminary staff review finds the request needs additional documentation or community outreach to better meet Criteria #3, 4, 8 and 9.

1. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is consistent with the purposes of these standards and regulations.
3. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.

4. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
5. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
6. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
7. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
8. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
9. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
 - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
 - b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
 - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;
 - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and
 - e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

PLN04: Rezoning – Specific Comments

1. Only the two unplatted parcels at 7996 Pecos St. and 8000 Pecos St. currently zoned R-1-C need to be rezoned to PUD in order to be incorporated into the Sherrelwood Village PUD.
 2. If the lot at 8000 Pecos St. is to be preserved as much public comment received has requested, this lot may need to be excluded from this request, or rezoned to a different zone district. Please consult with staff on the most appropriate approach if this direction is pursued.
 3. Please review the approval criteria to be reviewed by the Planning Commission and Board of County Commissioners: 2-02-15-06 CRITERIA FOR APPROVAL. Preliminary staff review finds the request needs additional community outreach to better meet Criteria #4.
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.

PLN05: Major PUD Amendment - Preliminary PUD – Specific Comments

1. PUD name should be preceded by “Preliminary Development Plan”. This can be in smaller font above the main title block.
2. It is recommended to provide an updated written narrative. PUD’s require elements of Superior Design over standard zoning to justify approval, see Section 3-30-03-01. Unique or challenging features of the existing site, as well as open space, pedestrian, and bicycle amenities should be discussed. Please include an overview of any other elements that exhibit superior design to standard zoning requirements. Please also update letter to include a more professional appearance such as author signature, company letterhead, etc.
3. It is suggested to add a reference to the PUD to refer to an existing standard zone district to capture any standards and allowances not explicitly prohibited by this PUD. This will aid in administration of the PUD in the future. The R-3 zone district would be the most appropriate.
4. Additional elements are required for a PDP including a Landscape Plan and Building Elevations.
5. The proposed 48 townhome units on 2.2 acres as described in the applicant letter equates to a project density of 21.8 dwelling units per acre. If calculated based on the Land Use Table on the Sherrelwood Village 1st Amendment document and include the 45 lots and Tracts A & B (but not right-of-way), the project density is 15 units per acre. Both of these place it within the Residential-4 district (high density) for as a comparison. The maximum density of R-3 is 14 units per acre (moderate density). The existing Sherrelwood Village PUD is 45 single family units and may represent a challenging argument of compatibility of low/moderate density with high density. This difference is more pronounced compared to the older single-family uses in the larger Sherrelwood neighborhood. Staff recommends lowering unit counts to fall within the R-3 district density.
6. Open Space Requirements – PUD
 - a. 30% of overall PUD required. Provided FDP summary table states 39% of overall PUD is open space (Calculation includes common public or privately held open space, ROW, stormwater facilities, etc. See 3-30-03-05-08).
 - b. 25% of required Open Space must be active (25% of 30% of 10.7 acres = 0.8 acres). 0.9 acres listed as active. No detail on what makes it active, just sidewalk/trails shown in 1 location. Parking lot shown in another of the “active” areas on one of the plans. Please describe programming for active open spaces areas.
 - c. Are additional connections to Sherrelwood Park possible?
 - d. HOA is required for common area maintenance.
 - e. Though the Hyland Hill Recreation District did not provide comment on this request, it is recommended to provide evidence of cooperation and integration with the existing open space to ensure cohesive design and proper maintenance.
7. The PUD is reviewed according to the applicable sections of the development code, including Residential Uses Performance Standards (Section 4-07). See Architectural Standards / Project Compatibility for building and site design considerations. Example standards provided below.

- a. 4-07-02-02 DWELLING, ATTACHED SINGLE-FAMILY
 - b. 4-07-02-02-01 MAXIMUM LOT COVERAGE – Please provide sample lot coverages subject to principal structure maximum of 70% for townhome/single-family attached housing products.
 - c. 4-07-02-02-03 HOUSING MODEL VARIETY - Any development between three (3) and one hundred (100) single-family dwelling units shall have at least three (3) different types of housing models. Please describe and provide sample layouts if available.
 - d. 4-07-02-03 DWELLING, TOWNHOUSE
 - e. Though found in our Transit-Oriented Development standards, it is recommend to adhere to the requirement that no more than 6 units be attached in a series per structure.
8. Parking Standards, Section 4-12
- a. 4-12-04-03 SPACES REQUIRED - 2 spaces for each dwelling unit. 1 additional visitor space for every 2 units is recommended.
 - b. Appears there will be minimal street parking due to driveways. Please address visitor and required off-street parking.
 - c. If 96 spaces required (2 per unit), 15% visitor would require 15 spaces (rounded up).
9. Landscaping Standards, Section 4-16
- a. A Landscape Plan is required showing conformance with standards. See Section 4-16-10 for plan requirements.
 - b. Minimum Landscape Area, Section 4-16-07: All developments shall be required to landscape a minimum of ten (10) percent of the lot area. At least fifty (50) percent of the required landscape area shall be placed so it abuts adjoining public rights-of-way, excluding alleys and drives.
 - c. Single-Family Attached Dwelling Landscaping, see Section 4-16-09-01-02.
10. Sidewalk requirements are included in Section 4-20-06-04.
11. Garbage and loading requirements are included in Section 4-03-04-02-03.
12. Approval criteria to be reviewed by the Planning Commission and Board of County Commissioner: 2-02-11-03-05 CRITERIA FOR APPROVAL. Preliminary staff review finds the request needs additional documentation or community outreach to better meet Criteria #2, 3, 6, and 8.

1. The PDP is in general conformity with the Adams County Comprehensive Plan and any applicable area plan.
2. The PDP is consistent with the purposes of these standards and regulations.
3. The PDP is compatible or designed to mitigate externalities with the existing or allowed land uses adjacent to the proposed PDP.
4. The PDP conforms to the Adams County Transportation Plan and will not negatively impact utilities or traffic in the area or otherwise have a detrimental impact on property in sufficient proximity to the proposed development to be affected by it.
5. The PDP is consistent with any applicable drainage plans.
6. The PDP allows for the regulation of use and development of land and buildings where specific issues or concerns must be mitigated due to unusual and unique circumstances; or where alternative design concepts are desired; or are necessary to mitigate specific conditions.
7. The PDP is consistent with any approved ODP for the property.
8. The PDP is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development

of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed development has established an adequate level of compatibility by:

- a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
- b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
- c. Incorporating physical design features in the development to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;
- d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design;
- e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed development so the proposed development will not negatively impact the levels of service of the County services and facilities; and
- f. Incorporating an overall plan for the design of the streetscape within the project, including landscaping, auto parking, bicycle and pedestrian circulation, architecture, placement of buildings, and street furniture.

PLN06: Long Range Plans Review - Applicable County plans and policies provided for review and reference below. No response needed for these items, but they may be referenced in applicant narratives and responses to public comment, and will be referenced in staff reports prepared as part of case materials.

Overall, the proposal generally conforms to County Comprehensive Plan, Balanced Housing Plan, Southwest Area Framework Plan, and Making Connections Plan.

1. Imagine Adams County Comprehensive Plan:

- a. Chapter 3, #2 – Urban Growth
 - i. The County will encourage new urban residential development primarily within unincorporated infill areas and/or within County and municipal growth areas, where it can be served by a full range of urban services (p.18).
 - ii. The County's policy is that urban residential development is most appropriate if located within unincorporated infill areas and/or within municipal and county growth areas (p. 20).
 - i. Site is located within Adams County Urban Growth Area.
- b. Chapter 4 #1 – Southwest Area
 - i. Policy 14.5 Maintain and Enhance the Quality of Existing Residential Neighborhoods.
 - ii. 14.5.b. Public Infrastructure Improvements – Continue to make public infrastructure improvements— such as installing curbs and gutters, improving roadways, pedestrian/trail connections, and park facilities—to enhance the image of established residential neighborhoods and improve the health and quality of life of area residents (p. 70).
- c. Chapter 5, Future Land Use Designation: Urban Residential
 - i. Purpose: Urban residential areas are designated for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. These

areas are intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities. Urban residential areas may include supporting neighborhood commercial uses designed to serve the needs of nearby residents.

2. Balanced Housing Plan:

- a. Policies - Thoughtful housing policies should provide support for initiatives that fosters housing stock that includes smaller, more densely developed units in appropriate areas near high capacity transit, job centers, schools, and other amenities. The following policies were developed as a step towards recognizing the County's diverse housing needs.
 - i. Policy 1. Improve and Support housing opportunities for all residents in Adams County. Direction to explore missing middle housing opportunities. The "missing middle" housing problem is defined in the HNA as a lack of housing units of medium density. Middle housing includes housing types that fall between 1-unit homes and large apartment complexes (20+ or more units). Typically, these middle housing options include accessory dwelling units (ADUs), duplexes, triplexes and fourplexes, courtyard apartments, bungalow courts, townhomes and multiplex and live/work units. Additionally, the "missing middle" includes those households making 80-120% Area Median Income (AMI).
 - ii. Policy 2. Foster and Environment that promotes "balanced housing"
 - iii. Policy 5. Integrate development practices that increase diversity in housing options.
- b. Recommendations:
 - i. Infill development occurs on vacant or under-utilized parcels and helps to increase density in areas already established, stimulating the creation of diverse housing types.
 - ii. Action: County will identify and use infill development as a development method that uses existing hard and soft infrastructure investments in established communities.
 - iii. Diversity of housing stock accommodates a variety of housing needs: type, size, and location. It creates a balance between traditional single-family homes and apartment complexes with missing middle type housing. Additionally, the HNA identified at-risk and severely cost burdened populations where middle income housing needs are higher. More affordable housing is needed to ensure the diversity of stock is available for middle income households (80-120% AMI).
 - iv. Action: Explore development opportunities to add to the "missing middle" housing stock. Accessory Dwelling Units (ADUs) are a housing type that can increase density, allow for aging in place and multi-generational households while utilizing existing infrastructure.

3. Making Connections Plan:

- a. Broader Triangle of Opportunity - Greatest potential for development and redevelopment Opportunities include transit-oriented development, trail-oriented development, mixed-use development.

Commenting Division: Development Engineering Review

Name of Review: Greg Labrie, Senior Civil Engineer

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

Review Status: Complete

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0584H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: The project site is not located in a NRCO district. An environmental assessment is not required.

ENG3: The project site is within the County's MS4 Stormwater Permit area. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The disturbed area of the site exceeds 1 acre, therefore, the applicant is responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-030000.

ENG4: The applicant plans to subdivide the property. In a subdivision case, the developer should know that prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall also enter into a Subdivision Improvement Agreement (SIA) with the County and provide a security bond for all public improvements. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, electronic copies of all construction documents and the SIA. The development review fee for this project shall be in accordance to the fee schedule as described on the Adams County website.

ENG5: The traffic study shall utilize information from the trip generation analysis and it is required to be signed and stamped by a professional engineer with the state of Colorado. The traffic impact study must be submitted to the Adams County Community and Economic Department for review and approval. The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

ENG6: The existing drainage report and the existing traffic impact study must be revised to incorporate the proposed amendment to the PUD and the proposed infrastructure improvements. The final studies should provide information that addresses the concerns of the citizens who have commented on drainage and traffic issues and live in the immediate area.

ENG7: No certificate of occupancy will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Department.

Commenting Division: Public Works

Name of Review: Gordon Stevens, Construction Inspection Supervisor

Email: GStevens@adcogov.org / 720-523-6965

Review Status: Complete

PW1: A complete set of Construction Plans must be submitted for review and approval to the Community and Economic Development Department (CEDD). No permits for construction can be issued for construction, nor can construction begin prior to the approval of these construction plans. These construction Plans must address the Traffic Signal Reconstruction at Sherrelwood Dr. and Pecos St. Brian Staley (BStaley@adcogov.org) has been copied on this email to provide further direction and clarification on this issue. The costs related to this reconstruction must also be included in the final Subdivision Improvements Agreement (SIA) mentioned below.

PW2: As a result of this Traffic Signal Reconstruction, ADA Improvements may be required along the west side of Pecos St. in the vicinity of this signal reconstruction.

PW3: During the construction of Sherrelwood Village Subdivision, an emergency access was constructed at 79th Way and Pecos St. A Curb Cut was installed on Pecos St. at this location. It is not clear in this submittal, whether this emergency access point will be left in place. If not, this curb cut needs to be removed and replaced with Vertical Curb, Gutter and Walk.

PW4: A Subdivision Improvements Agreement (SIA) with appropriate collateral will be required prior to the issuance of any Construction Permits for this location. This SIA must be approved by the BoCC prior to the issuance of any construction permits for this site.

PW5: No Building Permits/CO's will be issued for any structure at this site until all construction has received Preliminary Acceptance from the Adams County Department of Public Works.

PW6: It is apparent that construction from this subdivision will directly affect the newly constructed facilities that lie within the adjacent Sherrelwood Village Subdivision. The utility cuts for the proposed lots on 79th Way will require patching, mill and overlay in the area associated with these utility cuts. This work will have direct impact on the Final Acceptance of The Sherrelwood Village Subdivision Improvements which received Preliminary Acceptance on Sept. 10, 2019 and may hold up Final Acceptance for the Sherrelwood Village Subdivision.

PW7: A Pre-Construction Meeting will be required prior to the start of any construction.

PW8: This submittal has been referred to other members of the Public Works Staff for additional review and comment if necessary.

Commenting Division: Addressing and Right-of-Way Review

Name of Review: Mark Alessi, Right-of-Way Agent

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

Review Status: Resubmittal Required

ROW1: Pecos Street is considered a Minor Arterial with a 120' ROW, with half right-of-way of 60'. Further dedication of ROW on Pecos Street is necessary.

ROW2: Please update title to within 30 days of application and update plat.

ROW3: Make sure all dedication statements appear on plat.

ROW4: Consistency with the labeling of Sheets. Sheet 1 of X, Sheet 2 of X.

ROW5: Please show book and page number or reception number for all easements.

ROW6: Addresses will be required for the new parcels/lots and will be assigned at Final Plat.

ROW7: See specific redline comments on both the Plat Correction and the Amendment #1 documents.

Commenting Division: Environmental Analyst Review
Name of Reviewer: Katie Keefe, Environmental Programs Manager
Email: KKeefe@adcogov.org / 720-523-6986
Review Status: Complete

ENV1: A separate permit must be obtained prior to importing fill material onto the subject parcels.

Commenting Division: Building Safety Review
Name of Reviewer: Justin Blair, Chief Building Official
Email and Phone Number: JBlair@adcogov.org / 720-523-6843
Review Status: Complete

No comment.

Commenting Division: Parks and Open Space Review
Name of Reviewer: Aaron Clark, Natural Resource Specialist
Contact: AClark@adcogov.org / 720-523-8005
Review Status: Complete

No comment.

Commenting Division: Neighborhood Services Review
Name of Reviewer: Kerry Gress, Code Compliance Officer
Contact: KGress@adcogov.org / 720-523-6832

No comment.

Commenting Division: Parks and Open Space Review
Name of Reviewer: Aaron Clark, Natural Resource Specialist
Contact: AClark@adcogov.org / 720-523-8005
Review Status: Complete

No comment.

Commenting Division: External Agencies
Review Status: Response Required

EA1: The following external agencies responded with a separate comment letter or email which will be provided in the following pages: ACFR, CDOT, CDPHE, CGS, CDWR, RTD, TCHD, and Xcel Energy.

Of the responding agencies, the following have offered suggestions or requested additional information. Please provide a response with the next submittal: ACFR, CDWR, RTD, and Xcel Energy. Agency comments generally are described in the staff report and may be recommended conditions or notes of approval for the applicant to adhere to if the development application is approved.

Commenting Division: Public Comment
Review Status: Response Required

PC1: As of the date of this comment letter, 19 public comments have been received and are provided in the following pages. Public comment will continue to be accepted moving forward and all comments will be included in appendices to the staff report provided to the Planning Commission and Board of County Commissioners once public hearings are scheduled. Please provide a response to individual public comments or evidence of direct outreach with the next submittal, and describe in your comment response letter any revisions that may address concerns. Staff encourages direct outreach to individuals as appropriate. Any additional comments offered by the responding public will also be included with the staff report.



ADAMS COUNTY FIRE RESCUE FIRE PREVENTION BUREAU

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

Project:	Sherrelwood Village Filing 2	Type:	County Referral - PRC2020-00010
Address:	8000 & 7996 Pecos St	Date:	6/25/20
Reviewed By:	DFM Whitney Even		

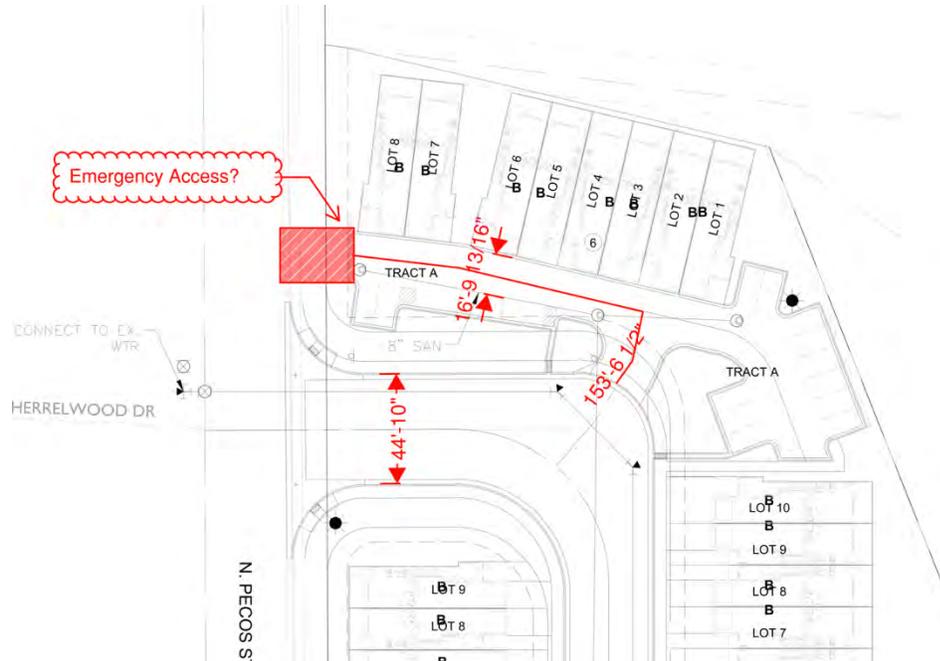
The following information provides guidance on general fire code requirements typically applicable to new development projects. However, please be aware that this list is NOT all encompassing. **It is the responsibility of the contractor to read this comment letter in its entirety and make sure that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

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.
 - a. **Tract A on the plan review does not appear to meet this requirement.**
6. Fire apparatus access roads shall be within 150' of all ground level exterior portions of the building.
 - a. **Tract A would present a challenge to our responders for access and hose deployment. Is there any possibility of creating an emergency access connecting Tract A to North Pecos Street?**



7. 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>.
8. 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:

9. **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.

10. 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.
11. The FDC for each building with a fire sprinkler system must be located within 150 feet of a fire hydrant.
 - a. No FDC's will be required most likely based on the type of sprinkler system typically installed in Townhomes.
12. A fire hydrant shall be located within 400' (unsprinklered building) or 600' (fully sprinkled building) of all ground level exterior portions of the building.
 - a. The hydrant proposed on Osage Street appears to meet this requirement.
13. 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.

**TABLE B105.1(1)
REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES**

FIRE-FLOW CALCULATION AREA (square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
0-3,600	No automatic sprinkler system	1,000	1
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the required fire-flow rate
0-3,600	Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i>	500	1/2
3,601 and greater	Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i>	1/2 value in Table B105.1(2)	1

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

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

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{b, c, f, g} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^{d, e, 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 ^c	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.

Automatic Fire Sprinkler System:

14. As stated in Section 903.2.8 of the 2018 International Fire Code as adopted and amended by Adams County, an approved residential fire sprinkler system is **REQUIRED**. Please be aware that if a residential fire sprinkler system is going to be installed in accordance with NFPA 13D the fire sprinkler plans must be submitted to us for review under a separate permit. If the system will be a multipurpose system and designed and installed in accordance with IRC section P2904, plans shall be submitted to Adams County Building Division for review and permitting. If a P2904 system is to be installed, please provide us with a record of the Building Division's approval.

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 by contacting us at 3030-539-6862.
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

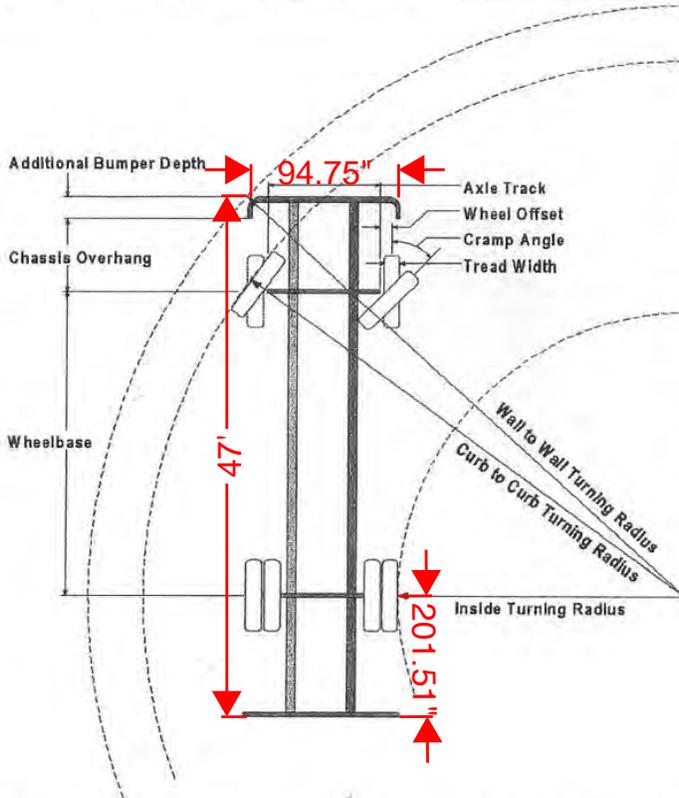
09/28/2017

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: [Loeffler - CDOT, Steven](#)
To: [Alan Sielaff](#)
Cc: [Bradley Sheehan - CDOT](#)
Subject: Re: PRC2020-00010 Request for Comments - Sherrelwood Village Flg. No.2
Date: Friday, June 12, 2020 6:45:58 AM

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

Alan,

I have reviewed the referral for Sherrelwood Village #2 and the proposal to build 48 new townhomes on property located near 79th and Pecos Street and have no objections. This development should have minimal impact to any state highways in the area.

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

From: [Localreferral - CDPHE, CDPHE](#)
To: [Alan Sielaff](#)
Subject: Re: PRC2020-00010 Request for Comments - Sherrelwood Village Flg. No.2
Date: Friday, June 12, 2020 9:32:09 AM

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

Thank you for contacting to the Colorado Department of Public Health and Environment (CDPHE). CDPHE's general comments are available [here](#). We will continue to review this referral to determine whether additional comments are necessary. If additional comments are necessary, we will submit them by the referral deadline.

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.hmwm@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:

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 regulation 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](#)



COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



July 2, 2020

Karen Berry
State Geologist

Alan Sielaff, AICP
Adams County Community & Economic Development
ASielaff@adcogov.org

Location:
SW SE Section 28, and
NW NE Section 33,
T2S, R68W, 6th P.M.
39.8416, -105.0052

**Subject: Sherrelwood Village Filing No. 2
Rezone (R-1-C to PUD), Preliminary Major Subdivision, and Prelim Major PUD Amendment
Project Number PRC2020-00010; Adams County, CO; CGS Unique No. AD-20-0020**

Dear Mr. Sielaff:

Colorado Geological Survey has reviewed the Sherrelwood Village Filing No. 2 rezone, preliminary major subdivision, and preliminary major PUD amendment referral. I understand the applicant proposes 48 townhomes on 2.2 acres located adjacent to and north of Sherrelwood Village, physical address 7996 and 8000 Pecos Street. CGS reviewed the existing Sherrelwood Village site at major subdivision (preliminary plat), PDP (PUD-P), and rezoning (R-1-C to PUD), project number PRC2015-00014, on September 28, 2015.

The site does not contain steep slopes, is located in an "Area of Minimal Flood Hazard," is not undermined, and is not exposed to or located within any identified geologic hazard areas that would preclude the proposed residential use and density. **Colorado Geological Survey therefore has no objection to approval of the proposed rezone, plat, and PUD amendment.**

Mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publications 5-A, Plate 2, and 5-B, Arvada Quadrangle, 1974), the subject property does not contain a mapped aggregate resource.

Existing building, pavements, fencing, etc. All building materials, foundations, utilities, pavements, etc. associated with the existing improvements must be completely demolished, removed and disposed of offsite, not graded into the existing fill.

All fill material encountered during site grading and within utility trenches and building foundation excavations should be removed or, if suitable for reuse (free of debris, organics, and contamination), reworked and replaced as a properly water conditioned and compacted, clean structural fill.

Soil and bedrock engineering properties. According to available geologic mapping (Lindvall, R.M, 1979, Geologic map of the Arvada quadrangle, Adams, Denver, and Jefferson Counties, Colorado: U.S. Geological Survey, Geologic Quadrangle Map GQ-1453, scale 1:24,000), most of the site is underlain by loess (wind-deposited sandy silt and clay). Loess deposits commonly exhibit collapse under wetting and loading but, depending on the clay content, can also exhibit shrink/swell (volume changes in response to changes in water content). The surficial soils are underlain at very shallow depths (near-surface toward the eastern portion of the site) by Denver formation interbedded sandstone, claystone, siltstone, shale and conglomerate. Claystone can exhibit low strength at high water content, very high swell potential and, if

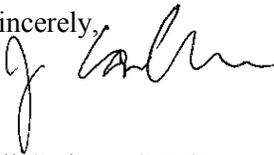
present at or near foundation depths, can cause significant damage to foundations and homes if not properly identified and mitigated.

Building-specific geotechnical investigations and analysis will be needed, once building locations are finalized, to identify the depth and extent of fill material, determine depths to bedrock and seasonal groundwater levels, and to characterize soil and bedrock engineering properties such as expansion/consolidation potential, density, strength, and allowable bearing pressures. This information is needed to determine subgrade preparation requirements, to design individual foundations, foundation perimeter drains and floor systems, and to determine the site's suitability for basements, if planned.

Corrosive soils. Adams County Soil Survey data indicate that local soils are moderately to highly corrosive to uncoated steel. Disturbance tends to increase corrosivity. The need for corrosion protection should be evaluated as part of the geotechnical investigation. On lots where groundwater levels are sufficiently deep to allow basement construction, epoxy-coated, fiberglass, plastic/composite, concrete, or otherwise corrosion-resistant or corrosion-proof window wells are recommended.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,



Jill Carlson, C.E.G.
Engineering Geologist



June 17, 2020

Alan Sielaff, AICP
Adams County Development Services Division
Transmission via email: asielaff@adcogov.org

Re: Sherrelwood Village Subdivision (Filing No. 2)
Case No. PRC2020-00010
Part of the SW ¼ SE ¼ of Sec. 28 and NW ¼ NE ¼ of Sec. 33, T2S, R68W, 6th P.M.
Water Division 1, Water District 2

Dear Alan Sielaff:

We have reviewed the above-referenced proposal to rezone two parcels located at located at 7996 and 8000 Pecos St from residential to planned unit development (PUD), a preliminary major subdivision, and a preliminary major PUD amendment to the Sherrelwood Village PUD to accommodate the new development into the existing PUD (located at 7840 Pecos St). The land area subject of this proposal is 3.29 acres, including 2.2 acres of additional land to the existing PUD (the combined land area being 10.351 acres). The proposal involves subdividing the subject land into two tracts, Tracts A and B, and 45 lots to allow for the development of approximately 48 new townhomes.

Water Supply Demand

Estimated water requirements and proposed uses were not provided for this subdivision.

Source of Water Supply

As a copy of a will serve letter from the City of Thornton ("City") was included in the submitted material, it is assumed that the City is the proposed water supply source. The letter from the City dated July 10, 2017 was previously provided in the referral materials for Sherrelwood Village Filing No. 1 (PRC2016-00008). The letter indicates that the City has adequate capacity to provide water to the development; however the City reserves the right to suspend issuance of new water taps and connections indefinitely due to drought, emergency, or lack of available water resources. The letter is valid for a period of one year. This office has not received an updated letter or information that the City is committed to serving the new lots of the subdivision in this filing.

According to an April 5, 2018 letter from the City they have numerous water rights that divert from the South Platte River and Clear Creek as well as transmountain and native rights from the Cache la Poudre River. They also operate several reservoirs along the South Platte River that are utilized to store and regulate these water rights. According to the letter, the Clear Creek and South Platte water rights provide an annual firm yield of approximately 32,500 acre-feet. In addition, they are currently working on a project to transport their Cache la Poudre rights to Thornton. Once this project is complete Thornton estimates an annual firm yield of approximately 51,000 acre-feet total. In 2017, Thornton's total annual demand was approximately 25,000 acre-feet and the estimated annual demand for all existing commitments within the City service area is 30,000 acre-feet.



State Engineer's Office Opinion

Based on the above and pursuant to section 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the potential for causing material injury to decreed water rights, or the adequacy of the proposed water supply. **Prior to further review of the subdivision water supply plan the following information is required:**

1. A completed Water Supply Information Summary Sheet (GWS-76), or report, that specifies the proposed uses and water requirements for the subdivision.
2. A letter of commitment from the City to serve the new lots of the proposed subdivision.

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

Sincerely,

A handwritten signature in blue ink that reads "Joanna Williams". The signature is written in a cursive style with a large initial 'J'.

Joanna Williams, P.E.
Water Resources Engineer

Ec: Subdivision file no. 27178

From: [Woodruff, Clayton](#)
To: [Alan Sielaff](#)
Subject: RE: PRC2020-00010 Request for Comments - Sherrelwood Village Flg. No.2
Date: Thursday, June 25, 2020 8:26:10 AM
Attachments: [PRC2020-00010-rfc with comment.pdf](#)
[boarding_areas.pdf](#)

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

Alan,

I have attached a drawing with our comment and also our standard bus boarding area diagrams for your use.

Thank you,



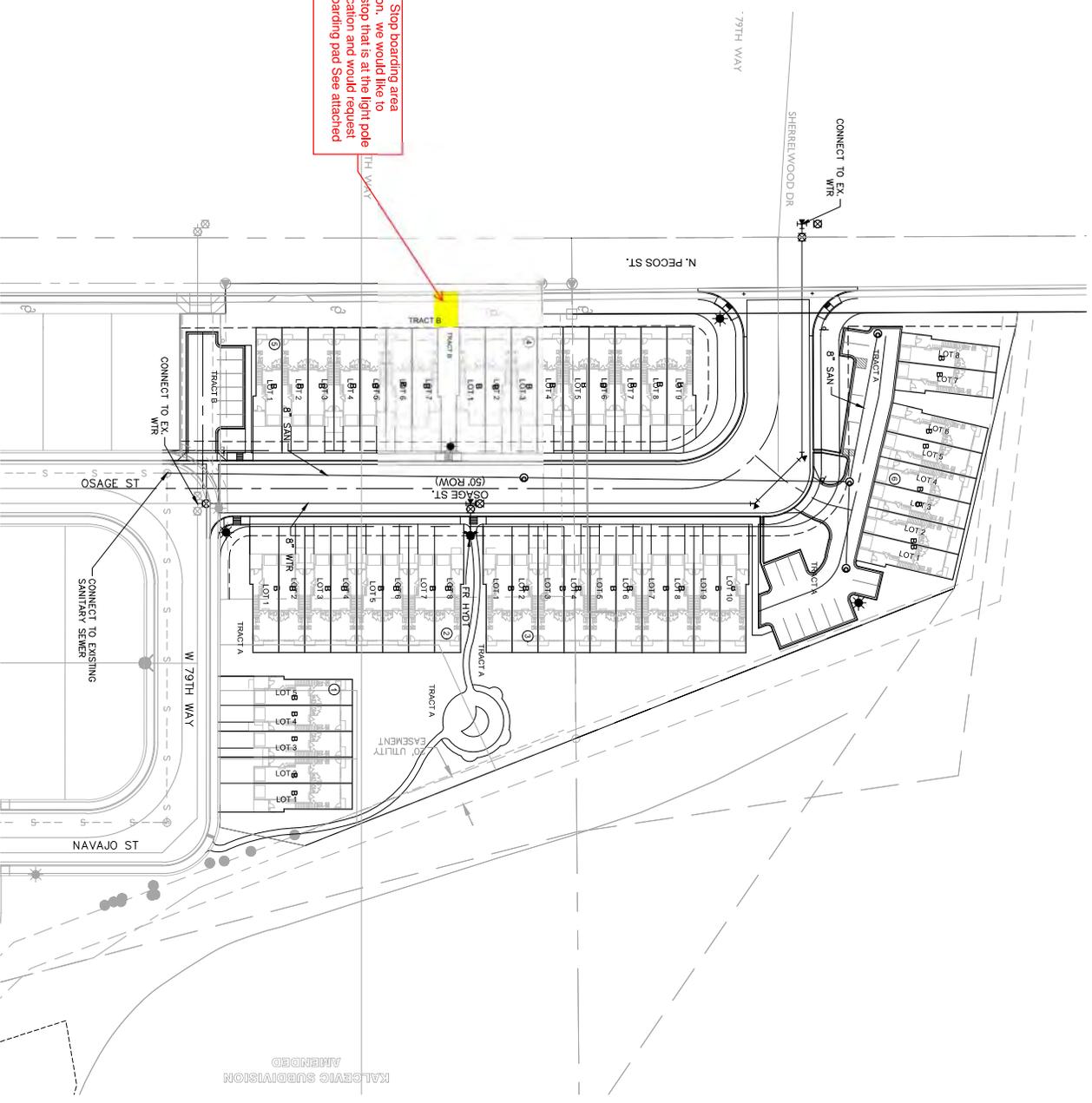
C. Scott Woodruff
Engineer III
Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202
o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

**PRELIMINARY DEVELOPMENT PLAN
7996 & 8000 PECOS STREET**

PART OF THE NORTHEAST QUARTER, SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
ADAMS COUNTY, STATE OF COLORADO
PROJECT NO.: EGR 2020-00XX

- LEGEND, EXISTING**
- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP PLS 38151
 - SET NAIL AND TAG PLS 38151
 - FOUND 1.5" ALUMINUM CAP STAMPED AS SHOWN
 - FOUND #4 REBAR, NO CAP
 - FOUND NAIL AND BRASS TAG PLS 34579
 - ⊕ FOUND CHISELED CROSS
 - DECIDUOUS TREE & DIAMETER
 - COMM. UTILITY MARKING
 - E— ELECTRIC UTILITY MARKING
 - G— GAS UTILITY MARKING
 - ⊗ GAS VALVE
 - OH— OVERHEAD UTILITY LINE
 - ⊕ UTILITY POLE
 - ⊕ LIGHT POLE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ WATER UTILITY MARKING
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ SIGN
 - ⊕ CHAINLINK FENCE
 - WF WOOD FENCE
 - AOC AREA OF CONCERN
- LEGEND, PROPOSED**
- PROPOSED WATER
 - PROPOSED SANITARY
 - PROPOSED STORM

FTD would like a bus stop boarding area installed at this location. we would like to relocate the existing stop that is at the light pole to the south to this location and would request the installation of a boarding pad. See attached Diagrams.



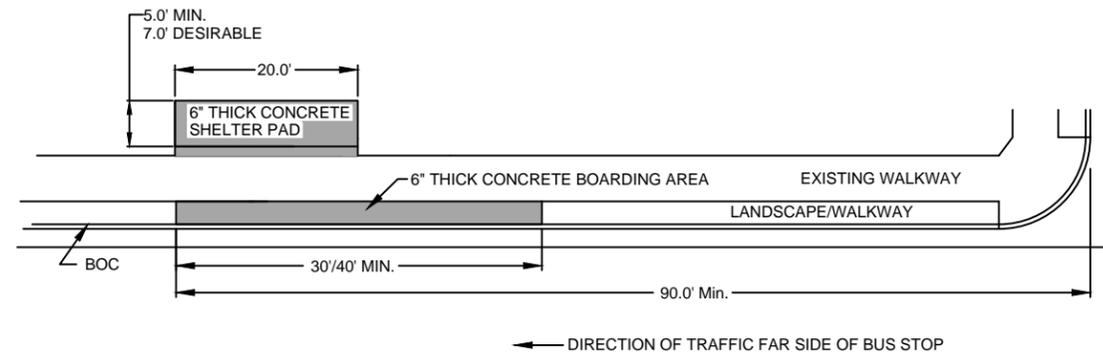
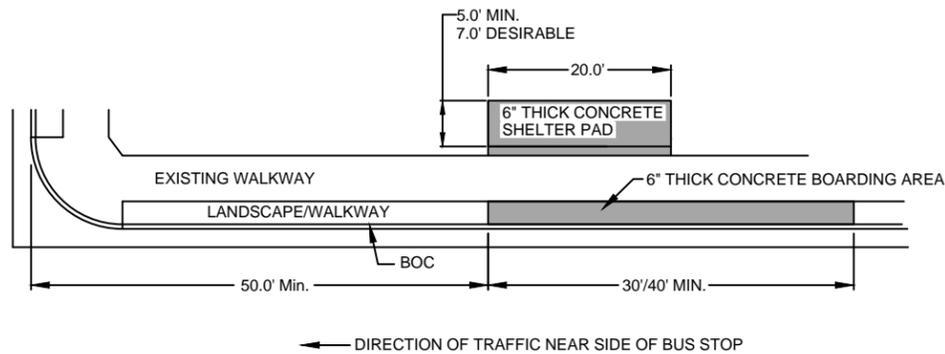
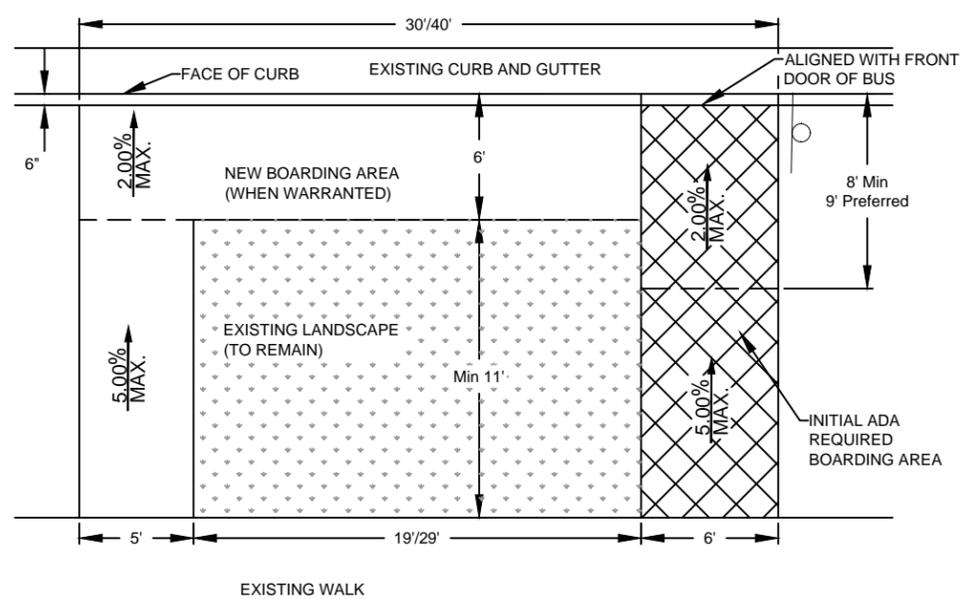
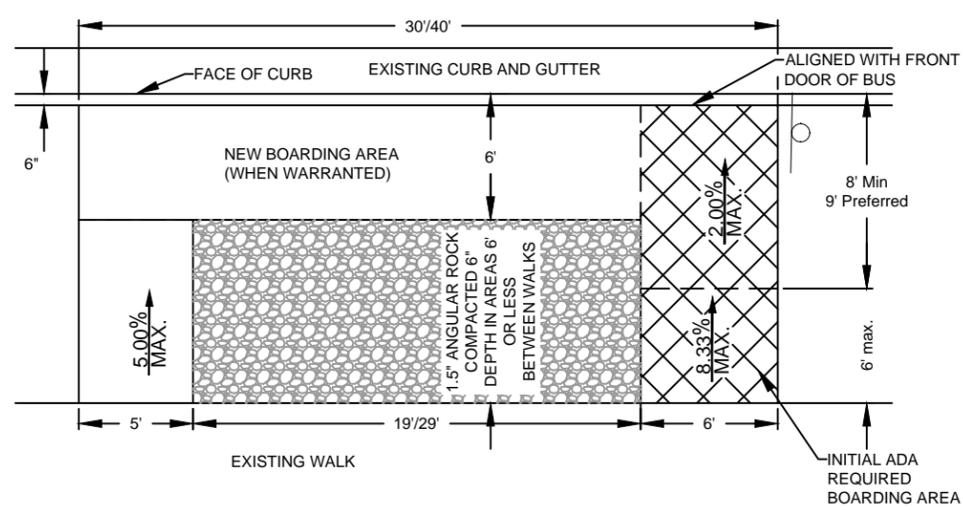
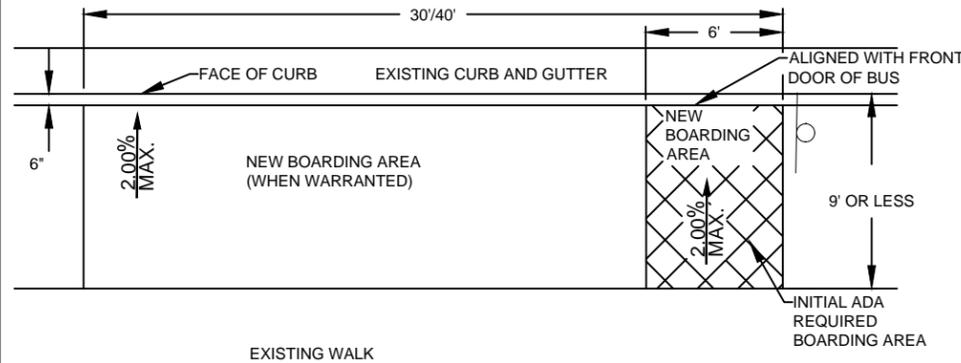
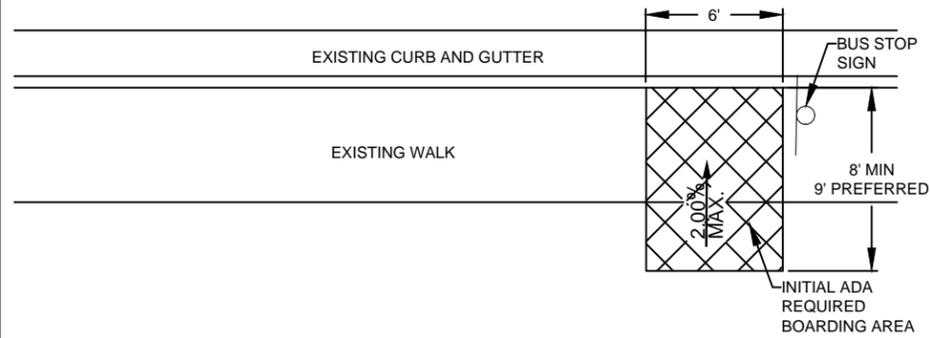
REVISIONS	
Date	Description
XX/XX/2015	FIRST SUBMITTAL


CORE CONSULTANTS
CIVIL ENGINEERING
ENVIRONMENTAL CONSULTING
NATURAL RESOURCES
LAND ACQUISITION
302 West 44th
1950 W. Littleton Blvd., Ste. 100
Littleton, CO 80120

**7996 & 8000 PECOS STREET
MAJOR PUD AMENDMENT
OVERALL SITE & UTILITY PLAN**

SCALE ASSNOTED
DATE 03/18/2020
SHEET 4 OF 11

K:\CAD Library\StdDrawngSet\2015 Bus Std Dwgs\SD-C120-BsStpLyr-2016.dwg, 6/10/2016 10:11:08 AM, _AutoCAD PDF (General Documentation).pc3



NOTES:

1. FAR SIDE BUS STOPS ARE PREFERRED.
2. BUS STOP LOCATIONS SHALL BE COORDINATED WITH RTD SERVICE PLANNING AND LOCAL AGENCIES.
3. BUS PAD INSTALLATION IS DETERMINED BY PAVING DESIGN, SOIL, AND SUBGRADE CONDITIONS, PREFERENCES OF LOCAL AGENCIES, AND FUNDING AVAILABILITY.
4. WIDTH OF BOARDING AREA CONCRETE BOARDING PAD SHALL BE 9' WHEN EXISTING ROW IS AVAILABLE, OTHERWISE A MINIMUM WIDTH OF 8' IS REQUIRED.
5. CONCRETE SHALL BE A MINIMUM THICKNESS OF 6".
6. A 6" THICK CONCRETE SHELTER PAD SHALL BE PROVIDED 20' IN LENGTH AND 5' MINIMUM (7' DESIRABLE) FOR PLACEMENT OF BUS SHELTER, SET BACK A MINIMUM OF 8' (9' DESIRABLE) TO ALLOW FOR DEPLOYMENT OF LIFTS FROM BUSES FOR THE AID OF DISABLED PASSENGERS.
7. FAR SIDE BUS STOPS SHALL HAVE FRONT OF BOARDING AREA PLACED 90' MINIMUM FROM FACE OF CURB OF THE EXISTING CROSS STREET.
8. NEAR SIDE BUS STOPS SHALL HAVE FRONT OF BOARDING AREA PLACED 50' MINIMUM FROM FACE OF CURB OF THE EXISTING CROSS STREET.
9. CONCRETE BOARDING AREA SHALL BE PROVIDED ENTIRE 30'/40' FROM FACE OF EXISTING WALK TO BACK OF CURB WHEN BUS SHELTER IS INSTALLED.

NO.	REVISIONS	BY	DATE
---	---	JV	---

DESIGNED BY: --	DATE: #####	CHECKED BY: JS	DATE: #####	FILE NAME: SEE LEFT MARGIN
DRAWN BY: ##	DATE: #####	APPROVED BY: HJS	DATE: #####	HORIZ. SCALE: 1" = 10'
				VERT. SCALE: 1" = 10'
				0

RTD ENGINEERING DIVISION

REGIONAL TRANSPORTATION DISTRICT
1600 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

BUS INFRASTRUCTURE STANDARD DRAWINGS
REGIONAL TRANSPORTATION DISTRICT

CIVIL
BUS STOP LAYOUT

SHEET REFERENCE NUMBER:
SD-C101
08 OF 68



July 6, 2020

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

RE: Sherrelwood Village Filing 2, PRC2020-00010
TCHD Case No. 6316

Dear Mr. Sielaff,

Thank you for the opportunity to review and comment on the Rezoning, Major Subdivision Plat, and Minor Amendment to construct 48 new townhomes on 2.2 acres adjacent and to the north of the Sherrelwood Village development located at 7996 and 8000 Pecos 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 the following comments.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

In order to promote walking and bicycling through this development, TCHD encourages the applicant to consider the inclusion of the following as they design the community.

- A system of sidewalks, bike paths and open space trail networks that are well-designed and well-lit, safe, and attractive so as to promote bicycle and pedestrian use.
- Bicycle and pedestrian networks that provide direct connections between destinations in and adjacent to the community.
- Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.
- Streets that are designed to be pedestrian/bike friendly and to reduce vehicle and pedestrian/bicycle fatalities.
- Bicycle facilities and racks are provided in convenient locations.

Healthy building design standards:

Building design can impact health in several ways including through the materials used and the amount of volatile organic compounds (VOCs) or other harmful chemicals that they contain, the air and water quality, the amount of daylight available, and even by encouraging physical activity and social interaction. TCHD encourages the applicant to consider incorporating design standards into the development to ensure a health-promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.

Connection to nearby bus stop or transit station:

It appears that the subject property is within 100 feet to bus stop Pecos Street and W 79th Way. Since research has shown that people who use transit regularly gain tremendous health benefits, TCHD encourages the applicant to consider providing a safe and direct connection to the transit stop. This could include designing the onsite pedestrian facilities to easily facilitate walking from the site to the nearby transit stop.

Connection to nearby trails

TCHD recommends that the applicant provide a direct connection from the internal pedestrian circulation system to the adjacent trail on Orchard Drive that goes around the development site.

Radon

Radon is a naturally occurring radioactive gas that is present at high levels in all parts of Colorado due to the presence of uranium in the soil. Radon can enter homes and long-term exposure causes lung cancer. In order to prevent radon from infiltrating the home, TCHD recommends designing new homes so that they are radon resistant. This includes laying a barrier beneath the flooring system, installing a gas-tight venting pipe from the gravel level through the roof, and sealing and caulking the foundation thoroughly. More information regarding radon and radon-resistant construction techniques can be found here:

<https://www.epa.gov/radon/building-new-home-have-you-considered-radon>.

Building Demolition

Fugitive Dust, Lead, and Asbestos

The application indicates that the existing vacant building on the site will be demolished.

The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

Buildings constructed prior to 1978 may contain lead paint. Environmental Protection Agency's (EPA) 2008 Lead-Based Paint Renovation, Repair and Painting (RRP) Rule (as amended in 2010 and 2011), aims to protect the public from lead-based paint hazards associated with renovation, repair and painting activities. These activities can create hazardous lead dust when surfaces with lead paint, even from many decades ago, are disturbed. More information can be found here <https://www.epa.gov/lead/lead-renovation-repair-and-painting-program-rules> and

Sherrelwood Village Filing 2
July 6, 2020
Page 3 of 3

<https://www.epa.gov/lead>. The applicant may contact, and the Environmental Protection Agency EPA at 1-800-424-5323 for more information.

Attainable Housing

Access to safe, attainable housing is directly associated with positive physical and mental health outcomes and underlies one's ability to access jobs, food, medical services, and other essentials that are vital to well-being. Providing permanent supportive housing is an integral element of promoting health in our communities. TCHD supports projects that include an attainable housing component.

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, consisting of a series of loops and a long horizontal stroke at the end.

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

July 2, 2020

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

Attn: Alan Sielaff

Re: Sherrelwood Village F2, Case # PRC2020-00010

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Sherrelwood Village F2** and has a **conflict** in that there are no utility easements for electric distribution facilities. PSCo requests 8-foot wide utility easements within all lots abutting the rear lot lines.

Please be aware PSCo owns and operates existing underground and overhead electric distribution facilities within the rezone area and 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 including relocation and/or removal 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

Public Comments Received
1st Review Cycle
As of 7/10/2020

From: [Andrew Dauernheim](#)
To: [Alan Sielaff](#)
Subject: 8000 N Pecos
Date: Wednesday, July 1, 2020 9:32:37 AM

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

Good morning, Mr. Sielaff,

My name is Andrew Dauernheim. I have a local firm that helps business owners with business and financial planning. I understand that you've been in discussions with Sarah Garner regarding the property at 8000 N Pecos. I was familiar with this property previously but until talking with Sarah and then hearing some stories from many other individuals, I didn't completely understand how important it was and still is to the community.

My understanding is Delwest is planning on redeveloping the property for affordable housing. But I just wanted to throw in my two cents regarding the situation. I reviewed Sarah's proposal as far as using it for a community center. And from strictly an economic standpoint, without even factoring in the community connection, I think it makes a lot of sense. In this time when municipal and county revenues are down, it would be nice to be able to create a quick influx of money as opposed to having to wait for months or even years for property tax revenues from the redevelopment to start being generated. Using her proposal, the money would flow much more quickly. And even after the potential redevelopment, Sarah's idea provides much more revenue on an ongoing basis.

I really hope that you take the time to review her analysis because I think it will be beneficial in so many ways. In addition to what was already discussed, the fact that her proposal maintains a property that is so important to so many members of the community is an aspect that can't be quantified. Not to mention the savings in terms of avoiding city and county related costs of building new roads, water and sewer lines, etc. And it creates an outstanding gathering place that is currently lacking in that area.

It's rare for a community to have such a unique structure that is beloved by so many. Instead of tearing it down, I really do think it makes a lot more sense to take what has already created a lot of community pride, build upon what is already there, and allow it to be used for the benefit of the community as a whole.

Please feel free to reach out to me at [REDACTED] with any questions. I'd be happy to discuss it with you further.

Thank you,

Andrew Dauernheim

Rocky Mountain Financial Group

From: [Craig](#)
To: [Alan Sielaff](#)
Subject: Proposed Development 8000 Pecos
Date: Wednesday, July 1, 2020 6:40:16 PM

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

Dear Alan Sielaff,

I would like to voice my support for the proposed townhome development at 8000 Pecos. This development will replace a long vacant building and increase property tax revenue for the county.

Craig Cummins
7690 Tejon St
Denver, CO 80221

From: [Dallis Harvey](#)
To: [Alan Sielaff](#)
Subject: Delete west town homes
Date: Monday, June 29, 2020 5:12:13 PM

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

We sure dont need to add to the terrible traffic on pacos, there is little need to keep adding to the problem, we need open spaces we've lost from midtown development, parks with dog access is what we need

[Sent from Yahoo Mail on Android](#)

From: [Alan Sielaff](#)
To: [Alan Sielaff](#)
Subject: FW: Message from Unknown sender (Unknown caller ID)
Date: Sunday, July 12, 2020 2:28:24 PM
Attachments: [VoiceMessage.wav](#)

Deborah Williams called to voice opposition to PRC2020-00010 Sherrelwood Village Flg. No.2. She explained how she lives right off of Pecos St. and has concerns with traffic safety and signal timing at the existing Sherrelwood Dr. She also commented on existing conditions at Sherrelwood Park, which is not very usable with limited existing programming at the park. She would like to see an addition to the park. Ms. Williams also voiced concern over height of additional development, does not want three and four story buildings overlooking the park. Finally, she commented on possibility of additional affordable housing as stated in the project description.

Alan Sielaff, AICP

Planner II, *Community & Economic Development Department*
ADAMS COUNTY, COLORADO

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

Brighton, CO 80601

P: 720.523.6817 | Department: 720.523.6800

asielaff@adcogov.org | www.adcogov.org

Adams County buildings are now open with a four-day schedule with expanded operating hours – from 7 a.m. to 5:30 p.m. Tuesday through Friday. The Community and Economic Development Department is open for in-person meetings by appointment only, [more information is available on our website](#). The Department is also working under flexible schedules and individual staff may have limited email and phone availability early and late in the work day and on Mondays.

From: Cisco Unity Connection Messaging System <unityconnection@gccucsvr.admin.adams.county>
Sent: Friday, July 10, 2020 12:19 PM
To: sielaa@gccucsvr.admin.adams.county
Subject: Message from Unknown sender (Unknown caller ID)

From: [Elizabeth Parker/Segler](#)
To: [Alan Sielaff](#)
Subject: Opposed to new townhomes
Date: Tuesday, June 30, 2020 10:31:30 AM

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

This is my email to express my opposition to the proposed construction of new townhomes in the Sherrelwood stew. Elm wood and Pecos. Nothing but problems here now. Thank you. Elizabeth Parker. 8330 Louise Drive , Denver Co. 80221 [REDACTED]
Sent from my iPhone

From: [Elizabeth Pfalmer](#)
To: [Alan Sielaff](#)
Cc: [Steve O'Dorisio](#)
Subject: Opposed to proposed Delwest development on Pecos street
Date: Friday, June 26, 2020 4:34:22 PM

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

Hello,

I live 3 houses south of the development on Elmwood Lane.

1. My gutter runs multiple times a day from water pumped out of the retaining pond at Elmwood/Shoshone into the street gutter. It is eroding the cement in the gutter. The retaining pond always has water which results mosquito. According to the Storm Drain person in Adams County the pond can not have water beyond 72 hours following precipitation. It always has water regardless of precipitation. Though I am not an engineer it isn't a stretch to predict basement flooding downhill (south) from Elmwood since exterior watering in the development has already created the drainage issues. (Every single property had water runoff into the street for no fewer than 3 days after all the snow had melted.) It is a failed design. Who approved that development plan? Pray tell that it's not the same people considering the proposed development!

2. There has been a significant increase in traffic on Elmwood and on my street. The Sheriff Dept. has not been effective in curbing the dangerously excessive speed of many cars in the area and on my street. I have had 3 near miss accidents since January from cars racing down my street. (For context related to relevance, I am home sheltered and have left my property fewer than 10 times since February.) Posting 25 miles an hour speed limit signs had zero impact. Street racing at night has reached an untenable level on 84th, Greenwood and Hwy 36. I hear excessive noise from street racing in the afore mentioned areas. Late night racing on Elmwood has risen. More housing means more vehicles which will increase this problem. The Sheriff's Department can't keep up with the illicit activity aside from traffic.

3. Delwest has not honored its commitment to make park improvements adjacent to the Clear Lake site nor the former Roush Elementary site.

4. The increased traffic congestion Resulting from additional and high density housing between Elmwood Lane and 85th on Pecos street will further pressure the community in volume and unrestrained speeding.

5. It is my understanding that the county approved the new construction on Elmwood Lane and on the former Roush Elementary site without having storm drainage capacity. Please explain considering more construction when no drainage system exists? Who approved the sight development plan for drainage?

6. Suggestions that increasing affordable housing is reason to approve additional housing is false. The price range of the Elmwood Lane site and the Pecos street site homes is in most cases \$100,000 plus greater than existing homes in Sherrelwood.

Increasing property tax revenue must be a nearly irresistible temptation during the current budgetary crisis the county is experiencing. Will that revenue pay for storm drain expansion, street repair needed (as evidenced on streets near the Elmwood site), increased Sheriff Deputies to manage safety and traffic, and all other community service needs from the increase in population in Sherrelwood? Please provide the data used to extrapolate the predicted costs for providing these services and the anticipated tax revenue that will offset these costs. Please include the county's plan for meeting these needs.

Short sightedness for appraising community impact prevailed in approving the 2 DelWest development sites. Do not compound the negative results of past mistakes with approval of further expansion! Regardless of the price of housing in these developments Sherrelwood community is in progressive decline now. More housing units without sufficient infrastructure is absolutely not better and certainly will not garner support. Sherrelwood residents recently

approved a tax increase and extension to support community services. Consider how many more mistakes in planning the community will forgive at election time.

Hear this clearly: no more development UNTIL community services and infrastructure catch up. If the chase for tax revenue exceeds rational planning then support for elected officials will plummet. I will work hard to assure it.

Sincerely,
Beth Pfalmer

Beth Sent from my iPhone

Emily Peter
1641 Sherrelwood Drive
Denver, CO 80221

Community and Economic Development Department
4430 South Adams County Parkway Suite W200A
Brighton CO 80501-8216

June 23, 2020

RE: Construction of 48 townhomes on 2.2 acres adjacent and north of Sherrelwood Village development.

I am writing to let you know I am strongly opposed to the development noted above for the following reasons.

1. Pecos Street traffic is at maximum capacity. During rush hour the traffic is backed up from Highway 76 beyond 84th Avenue.
2. The newly added home development at about 78th and Pecos will additionally increase traffic. The absorption of this traffic will create "grid lock" conditions on Pecos Street.
3. The neighborhood density has increased due to development of the areas previously occupied by Clear Lake Middle School and Roush Elementary. The increased density negatively impacts property values and the sense of community for current homeowners.

The 2.2 acres could be open space for the community. Added to the current Sherrelwood Park, which is adjacent to the 2.2 acres, would be a compatible addition enriching the neighborhood by encouraging outdoor activities and cultivating a greater sense of community.

Considering the needs of the community rather than the profits for developers is a priority for the people of Adams County.

Please show compassion for the people of Adams County.

Sincerely,

Emily Peter

From: [Nardi, Giovanni J.](#)
To: [Alan Sielaff](#)
Subject: Comments PRC2020-00010
Date: Thursday, June 18, 2020 10:08:35 AM

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

Hi Alan,

Wanted to add my comments to this project - we live on Sherrelwood Drive right accross from the proposal.

We think this idea is great and really despise the building and lot at 8000 Pecos in particular. We feel almost any development of this land (and tearing down of that hideous building) will lead to an increase in property values for us and all of our neighbors.

That being said we had an additional idea - would it be possible to zone some of the land commercial and include either a small restaurant or brewery? We are thinking something similar to what the Midtown development has done, but obvioulsy not to that scale. It would be great to have a restaurant/bar/brewery in the neighborhood within walking distance.

Thanks!

Giovanni and Chelsey

From: [janet.vigil](#)
To: [Alan Sielaff](#)
Subject: PRC202000010
Date: Wednesday, June 17, 2020 1:54:29 PM
Attachments: [adcodelwestdevelooment.pdf](#)

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

Good afternoon,

In regards to the townhomes DelWest is looking to build.

Why are we building so much? There is a small park there that many ride their bikes, walk or drive thru. There is very little around here that is walking distance.

The next thing I d like to say is ; the light at Sherrelwood Dr. should stay there. Many kids and animals were hit by cars here because people come barreling through here with no regard to any one else.

Why not stop being so greedy and leave something for us to look at .

You want to build townhomes and many of them. Why? Didn't you build houses where Clear Lake was? Didn't you build houses at Elmwood? Greed! Why no knock the old building down and expand the park or build one building for senior activities and/ or senior assistance programs & mental health.

I know this is falling a deaf ears . I do hope you will consider not creating so much more residential areas and will consider a recreational area.

Respectfully,

Janet Vigil

[Sent from Yahoo Mail for iPhone](#)

From: [Alan Sielaff](#)
To: jflycreek@yahoo.com
Subject: Comment received for case # PRC2020-00010
Date: Thursday, June 18, 2020 1:56:00 PM

Ms. Jennie Johannesson,

Hello, I am writing to confirm I have received your voicemail comment on the proposed Sherrelwood Village Filing No. 2 development application. You wished to voice your opposition to the proposal. Your comment will be noted here and included as part of the case materials provided to the Planning Commission and Board of County Commissioners once this case is scheduled for public hearings. New public notices with the date, time, and location of the hearings will be mailed upon scheduling. As this is the applicant's first submittal, there will likely be at least a second submittal required to address staff comments and the opportunity to address public comment. Additionally, because this proposal requires a two-phased review process for both a preliminary and final subdivision plat and Planned Unit Development Amendment, there will be additional opportunities to review and provide comment moving forward.

Thank you for your review and comment. Please let me know if you have questions moving forward.

Alan Sielaff, AICP

Planner II, *Community & Economic Development Department*
ADAMS COUNTY, COLORADO

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

Brighton, CO 80601

P: 720.523.6817 | Department: 720.523.6800

asielaff@adcogov.org | www.adcogov.org

Adams County buildings are now open with a four-day schedule. County buildings will have expanded hours – from 7 a.m. to 5:30 p.m. – on Tuesdays through Fridays to serve residents. Some departments are open by appointment only. [Find modified office hours here.](#)

From: [jennie.johannesen](#)
To: [Alan Sielaff](#)
Subject: Proposed new development on Pecos
Date: Saturday, July 4, 2020 11:09:30 AM

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

Please let's not build more homes in our area ! We need to keep traffic from getting worse , added pressure on already stressed infrastructure, and just plain unpractical development from our neighborhood.

Best Regards
Jennie Johannesen

From: [Joseph Velasquez](#)
To: [Alan Sielaff](#)
Subject: 8000 n. Pecos - "Spaceship house"
Date: Thursday, June 25, 2020 5:55:03 PM

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

Good afternoon Mr. Sielaff,

My name is Joseph Velasquez.

Recently I've gotten involved with a group of people trying to keep the zoning @ 8000 N. Pecos from being changed. This is where I found your contact information asking for commentary on rezone of the property.

The developer DelWest is looking to tear down one of the most unique structures in the area by stating the building is "blighted" in their application for rezoning.

The structure is not dilapidated, unsafe or unsightly. The only reason the building has sat vacant is because the previous owner [Westminster School District] wouldn't sell to any interested parties until DelWest approached with their offer.

DelWest has already developed an area directly South of 8000 Pecos. The new buildings rear end face Pecos street. They are drab featureless walls with fencing the exact same color. It looks like you're driving down an alleyway, on Pecos Street!

This is what would replace the beautiful park view the neighborhood now enjoys. Please don't let a developer take away the little bit of natural beauty left along that stretch of Pecos Street.

Thank you for your time & consideration,
Joseph Velasquez

Karen Dunn

1800 Orchard Dr.

Denver, CO 80221

Community and Economic Development Department

4430 South Adams County Parkway Suite W200A

Brighton CO 80501-8216-80601

June 22, 2020

RE: Construction of 48 townhomes on 2.2 acres adjacent and the north of Sherrelwood Village development.

I am opposed to the development for the following reasons.

1. Pecos street has reached more than a maximum capacity of traffic. During rush hour often the traffic is backed up from Highway 76 beyond 84th Avenue.
2. When the home development at about 78th and Pecos is completed additional traffic will be added to Pecos Street. The absorption of this traffic will create "grid lock" conditions on Pecos Street.
3. The neighborhood has lost to development Clear Lake Middle School, Roush Elementary. Another development which increases crowding is inconsiderate for the current homeowners.
4. The additional pollution to the air quality is a health hazard to the local community.

The 2.2 acres could be additional open space for the community. Added to the current Sherrelwood Park, which is adjacent to the 2.2 acres, would enrich the community by providing recreation that would enhance the residents of the community.

Considering the needs of the community rather than the profits for developers is a priority for the people of Adams County.

Please show compassion for the people of Adams County.



Karen Dunn

From: [Kathy Lopez](#)
To: [Alan Sielaff](#)
Subject: Building new town homes
Date: Sunday, June 28, 2020 9:31:45 PM

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

We have lived in the area of 80th Pecos for sometime and dreadfully regret all the townhomes being built like crazy. Pretty soon it will be raising property taxes beyond our means, just so to keep up the demands of the wear and tare of our streets because of the high volume of traffic. This was once a nice place to live before all this development. It is only ruining a peaceful place to live and raise our children. Surely not appreciated!

Sent from my iPad

From: [Marilyn Shea](#)
To: [Alan Sielaff](#)
Subject: Proposed townhouses at 8000 Pecos St.
Date: Saturday, June 27, 2020 8:12:15 AM

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

I am very much opposed to Delwest's plan to build townhouses at 8000 Pecos St.. This area, my neighborhood, has suffered from the many construction projects that have ravaged our open space in recent years. There is not the infrastructure to support this added growth. There is trash on the streets with no one to clean it up. There are people speeding down the residential streets at speeds much faster than the posted 25 MPH limit but no one is patrolling the streets. Cars are blasting through stop signs and stop lights since there is no police presence. I take my life in my hands when I attempt to cross the street at crosswalks because people do not respect the rights of pedestrians. Parking is very intense, with as many as six vehicles parked outside each dwelling. People are parking on the sidewalks, making pedestrian travel quite difficult. Every night, people are setting off illegal fireworks but again, the police are not sufficiently staffed to catch the perpetrators. I worry about there being sufficient water supply to support all those perfect green lawns which are being watered without regard to the watering restrictions of time of day and frequency of watering. They are watering their driveways, b'god, using potable water to rinse leaves off driveways and into the streets. The drains at each intersection are clogged and are full of trash but no one is monitoring this. Please don't add to this already dire situation with more townhouses built by greedy developers who do not have to live here, like I do, with the effects of their greed.

Sincerely,

Marilyn Shea

26 June 2020

Adams County Planning
Request for Comments
Case Sherrelwood Village Filing No 2
Project Number PRC2020-00010

We are opposed to the PUD development proposed at 8000 Pecos Street.

We do not trust this developer, as this neighborhood was promised things that they did not do. One is the park that they promised both the Clear Lake new houses and the new houses at Roush School property or what they are calling the Elmwood project on Pecos St. The open field at Clear Lake is now a field of tall weeds. And there is no playground. The 45 houses on Pecos have a picnic table. And this developer wants the neighborhood recreation to build their kids a park at the existing Scherrelwood Park that was built out by Highland Hills. Our Community did not just continue a bond for Highland Hills to build a park for a well off developer.

The Delwest holding pond at the Clear Lake project is normally full with the overflow drainage going down a residential street. The neighborhood residents have been upset about it.

The holding pond at the Pecos project was snuck into the last amendment of the PUD to the County and it was placed onto the back side of the dam at the Highland Hills recreation area. The staff at Highland Hills had to identify the holding pond on their property and then Delwest had to pay Highland Hills to keep it there. The original plan was to have the holding pond on the SE corner of their PUD. (This was the plan that they showed the Community). Now they were able to build out 2-3 more houses, which gave them an extreme profit. Our neighborhood is tired of giving advantages to this builder.

We are opposed to this project for other reasons as well.

1. TRAFFIC ON AND AROUND PECOS ST

Traffic on Pecos St is at its maximum capacity. Four lanes running full all day. We have 14 traffic lights from 60th Ave to 80th Ave, none of which have been synced so you have cars backed up between lights blocking all the side traffic.

At the time that Delwest was planning to build out their original plan, 250 people at Clear Lake school opposed the plan. However Adams County chose to allow this to happen on both build-outs. One concern to everyone was the additional traffic at Elmwood Lane and Pecos St and to the entire community based on only one big grocery store in the whole of Southwest Adams County, located at 84th and Pecos. The other concern was the lack of parking planned in both projects. And now we don't see that in the new project either.

2. NO NEED FOR MORE HOUSING

With this project we will have 48 more high density units that are not needed. This neighborhood was never built in the 1950's and 60's for apartments, condos or townhomes. It was a nice one-family residential community. I grew up at 7849 Pecos.

We have all the new build outs and planned housing within 2 miles. Within the last 3 years we have 55 new homes built by this builder at 77th and Pecos at Elmwood Lane. Then Delwest is currently building 45 new homes at 7800 Pecos. A part of this proposed PUD.

Across the street at 79th and Pecos is an apartment complex with at least 25 units.

Midtown at 66th and Pecos has built hundreds of single family homes, townhomes, and apartments and now are requesting with PRC 2020-00008, Midtown at Clear Creek Filing for 147 new townhomes and a 20 acre park.

A new 4 story high rise building of condos are just being finished at 85th and Pecos consisting of 43 units. Roth Park. Surrounding those units is at least 100 other apartments.

Less than 4 blocks away just on 84th is another multi-unit housing currently being completed is Aspen Meadows. It has 48 units in 3 story buildings. Then just in the same location surrounding this development is Tuscan Heights, with at least 75 apartments.

Another apartment complex is on 84th just 4 blocks away is the Lodge on 84th with at least 75 apartments.

Less than a mile away at 7401 Broadway, Adams County conveyed the property to Unison Housing Partners . They are starting construction on re-designing the existing building into 44 affordable housing units, and then they are building 4 new buildings consisting of 72 units of new construction. For more affordable housing for our Community.

An interesting comment on Unison Housing's County proposal is:

"As proposed there are 181 parking spaces. One space per one bedroom unit, 1.5 per 2 bedroom and 2 spaces for a 3 bedroom unit and 25% more for guest parking." Which makes me wonder how Delwest ever gets away without providing adequate parking spaces.

The other comment in Unison's proposal is that they are offering in their project a shared courtyard with children's play areas, BBQ/picnic areas, raised bed gardens, and benches.

Less than 3 miles away at 6200 Federal is the “planned” Clear Creek Transit Village. It is mixed use dwelling units comprising 1125 units. Housing to be determined, but planning over 9 blocks and up to 7 stories high.

Less than 2 miles away is the Westminster planned community at the Pillar of Fire land for 3200-3800 new housing units.

3. AFFORDABLE HOUSING

Our neighbors can not afford these current houses at \$455,000 and \$489,000. When this current Delwest project was approved their housing was advertised on a very large bill board that the houses would be in the \$250,000's. You see why we don't trust this builder?

We now have not been told how much we can expect the “workforce” focused priced housing solution will be based on what they think is affordable housing for this Community at \$455,000.

One of my biggest concerns in this Community is that with the latest downturn in the economy; we will be seeing plenty of foreclosures and over building of housing. Our neighborhood would not be opposed, if Delwest wants to follow all the regulations for building R-1C, on this property.

We are not the only family opposed to this Development.

Roger and Pat Hall

8121 Albert Ct

[REDACTED]
[REDACTED]

From: [Campbell, Susan M](#)
To: [Alan Sielaff](#)
Subject: Request for Comments Sherrelwood Village Filing No 2 Project Number PRC2020-00010
Date: Tuesday, June 30, 2020 3:55:55 PM

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

Alan Sielaff, AICP Case Manager / Planner II

Tuesday June 30, 2020

REGARDING: **REQUEST FOR COMMENTS ON SHERRELWOOD VILLAGE / Filing No 2 Project Number: PRC2020-00010**

Hello,

Given that Delwest Development Corp has already purchased the land listed above, I'm not sure why you're requesting "comments" or feedback regarding the construction of a 48 unit townhome complex that they will be building on the 2.2 acres directly across the street from my house. I can't begin to tell you how upsetting this is and how apposed I am to all of it! Here are just a few reasons:

The traffic on Pecos is already a disaster, morning, noon and night with a constant stream of loud vehicles going by at warp speed with absolutely no traffic oversite whatsoever! It continues year after year, with the traffic and noise level only getting worse!

I went to a "neighborhood meeting" sponsored by Delwest Development in the later part of last year. I spoke with a Delwest representative who said that these "proposed" townhomes were going to be "affordable housing". I think we know what that means...low rent and possibly Section 8 tenants! This rep also mentioned that they were going to conduct a "traffic study" before moving forward with the project. How did that turn out, what were the results?

Our property values will definitely suffer with a 48 unit "affordable housing" complex just across the street, not to speak of the crime that this will no doubt bring to the area. I really think it's a shame that Adams County sold this land to a developer that is going to put the final nail in the coffin, as far as the "Sherrelwood Estates" neighborhood goes. The "Baker School Apartments" (a Delwest creation) over off 64th and Lowell, new as it is, already looks like a total slum project... very trashy! Our 48 unit complex is already a "done deal" and we, as homeowners, have no say in any of this. Yes, you're asking for "comments" but what's done is done....and all this is a "moot issue", isn't it? It's just a matter of months before the building will start, with no regard as to what is best for our community! Talk about a terrible decision all the way around...or maybe it's only a bad decision for all of us!!

This is a total nightmare waiting to unfold. Noise, noise and more noise and increased traffic beyond belief. I know "Sherrelwood Estates" is by no means a "gated community", but it would be nice to know that Adams County is on our side for a change. Would it be too much to ask you to construct a high wall on the Sherrelwood side of the street to at least buffer some of the noise that this entire project is going to generate? Help us out here. We're not paying our taxes to live on a speedway!

Your consideration is appreciated,

Susan Campbell

1620 Sherrelwood Drive

Denver, CO 80221 [REDACTED]

From: [Alan Sielaff](#)
To: [Alan Sielaff](#)
Subject: FW: Message from Unknown sender [REDACTED]
Date: Friday, June 26, 2020 10:50:11 AM
Attachments: [REDACTED]

Warren Woodmancy called to discuss question, concerns and comments with PRC2020-00010. He lives nearby on Albert Ct. I was unable to reach him on 6/17/20 due to call blocking from numbers outside of the office while I am working remotely. Will try and call from my office phone prior to the comment period for the referral ending. Other staff did reach out on my behalf but was unable to connect as well.

Alan Sielaff, AICP

Planner II, *Community & Economic Development Department*
ADAMS COUNTY, COLORADO

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

Brighton, CO 80601

P: 720.523.6817 | Department: 720.523.6800

asielaff@adcogov.org | www.adcogov.org

Adams County buildings are now open with a four-day schedule with expanded operating hours – from 7 a.m. to 5:30 p.m. Tuesday through Friday. The Community and Economic Development Department is open for in-person meetings by appointment only, [more information is available on our website](#). The Department is also working under flexible schedules and individual staff may have limited email and phone availability early and late in the work day and on Mondays.

From: Cisco Unity Connection Messaging System <unityconnection@gccucsvr.admin.adams.county>
Sent: Wednesday, June 17, 2020 11:32 AM
To: sielaa@gccucsvr.admin.adams.county
Subject: Message from Unknown sender [REDACTED]

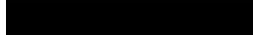
From: [zach 9891](#)
To: [Alan Sielaff](#)
Subject: PRC2020-00010 Sherrelwood Village Filing No. 2
Date: Thursday, June 25, 2020 8:10:26 PM

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

To whom it may concern,

I am a longtime resident of federal heights and was born up the street at the former Saint Anthony north hospital on 84th Avenue in 1989. The building that is to be demolished to make way for the proposed plan would certainly be devastating to the culture and meaningful landmarks of my hometown. Like many in the area I grew up seeing the structure and I vividly remember being in awe of the masterpiece someone else had created. It has inspired so many minds to think differently, and appreciate things that aren't necessarily the "norm." I know seeing this building gives me that feeling of innocence and thinking I could do anything. Please, please, do not allow the former pre-school building to be demolished. Give the community an opportunity to utilize it as cultural center, a library or something to educate the neighborhood of how this area has come to be what it is. Please don't let this happen.

Sincerely a heartfelt citizen,
Zachary Huske



[REDACTED]

From: [Sarah Garner](#)
To: [Alan Sielaff](#)
Subject: 8000 N Pecos Street & 7996 N Pecos Street
Date: Wednesday, July 1, 2020 4:18:24 PM
Attachments: [An Alternative Proposal for 8000 N Pecos.rtf](#)
[Venue Pricing Brittany Hill.pdf](#)
[Venue Pricing Hyland Hills.pdf](#)
[Venue Pricing Imperium Events.rtf](#)
[Chapter 3 R-1-C Table of Uses.pdf](#)

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

Sherrelwood Village Filing No. 2
Project Number: PRC2020-00010

Subject: Changing R-1-C to PUD

Dear Mr. Sielaff,

This email is in response to Adams County's request for commentary on the potential rezoning and redevelopment of 8000 N Pecos St. Please consider all attachments on this e-mail as part of the case file for this property. We would like to lend our support for this matter when/if it reaches the public hearing process.

Thank you for organizing all of the information for this case file, and for alerting the community to the intentions of rezoning and platting of this wonderfully rare facility with rounded walls.

We will be watching closely for further developments!

Sincerely,

- Sarah Garner

CEO/Director of Operations
Rocky Mountain Community Services

[REDACTED]

Recently, it has come to public knowledge that the development company Delwest has purchased the lot that the former Children's Outreach Project (8000 N Pecos St) sits on and has intentions of tearing this awesome building down in order to make way for another residential complex.

There are several issues with the rezoning of this location from R-1-C to Dense Residential or PUD that I would like to address below...

1.) The community believes that there are enough residential complexes in this area already and we are saddened by yet another multi-resident townhouse complex being built; especially over this particular nostalgic location which several members of the community have been interested in purchasing since 2017 when the Children's Outreach Project moved out of there.

2.) 79th and Pecos is a very busy intersection as it is without adding the parking and commuting of the potential residents of this aforementioned complex which will create a confluence of even more traffic congestion.

B.) There is going to be inevitable infrastructure costs associated with a larger redevelopment. Even though Delwest would be redeveloping the property, there would still need to be additional roads, water lines, sewer lines, power lines, etc. that will cost the city a lot of money to build out and maintain.

3.) Initially when this structure was being built, the dome roof was created by utilizing the shape of a hot-air balloon. There were strict rules and regulations in place about how high the balloon could be inflated as to not block out views of Sherrelwood Park from the adjacent neighboring residents on all sides of the common area. That's why it has the "cupcake" shape that it does; the local community didn't want it to be built any higher than it stands today. In the event that this building is torn down to make way for a multi-residential complex on such a small acreage is to go 'higher rather than wider'. This would obliterate all residential views of Sherrelwood Park for the families residing on Pecos Street

and Sherrelwood Drive which was unanimously voted against in the first place.

4.) 8000 N Pecos is situated on a lot consisting of only 1.87 acres, not including the lot with dense trees right next to it. These properties sit atop a hill which slopes down into Sherrelwood Park. This beautiful neighborhood open space surrounding this location is property maintained by the city. There used to be a lake next to 8000 N Pecos that was also maintained by the city which has now been filled in and replaced with thick forestry. These trees lead down into the common area which provides recreational activities for the neighborhood. Unless Delwest plans to develop their entire desired development (building, parking for the residents, new roads, etc.) into just under 2 acres, then they MUST platt onto surrounding city property.

B.) 7996 N Pecos is of particular interest. This is the plot of land directly next to the property on 8000 N Pecos that Delwest has also purchased with the intention of redevelopment. Who did Delwest acquire the lot 7996 N Pecos from? Was it included in the sale of 8000 N Pecos? It has been our impression that Delwest had purchased the 1.87 acre lot that 8000 N Pecos sits on from the Westminster School District, however the lot just to the south of it (7996 Pecos) appears that it is a separate lot which is actually a part of city property wrapping around this location and thus never owned by the School District.

Thank you for these considerations!

A local resident and business owner,

- Sarah Garner





7982 Zuni Street

Sherrelwood, CO. 80221

June 30th, 2020

Dear Adams County Planning Commission and Board of County Commissioners,

Please allow me to introduce myself! My name is Sarah Garner and I am a Colorado native. I grew up right here in the town of Sherrelwood. Back in 1986, a large building was constructed nearby my house. Round walls without any corners were being created, thus forming a mysterious circular foundation. Then a rolled up hot air balloon was brought inside the enclosure with several workers carrying it in like a giant snake! The huge balloon was inflated and sprayed with structural foam before layering concrete on top of it. It was sooooo unique to see such a thing being built in our neighborhood and to this day there still isn't anything like it. There are a handful of other monolithic dome structures across the United States, but this one has a very individual design. Due to the utilization of the hot air balloon, this particular location is shaped like a "spaceship" or like a "cupcake" instead of half of a ball sticking out of the ground like most dome structures resemble.

The artistic property was constructed by the late architect John Zimmerman who is sadly no longer with us. Unfortunately this also means that there is no chance of getting another one built by him. John loved two things: dome structures for their beauty and their everlasting durability, and the beauty of the Rocky Mountains. It's not certain how long he resided in Colorado, but what is for sure is that he gifted us with a very different building which gave our neighborhood a source of pride. John loved children, he was a community man, and he wanted to bring everyone together to make the world a little bit better through his love of round architecture. One of his visions was to be a consultant to those in need and design buildings with the intention of benefiting children and members of society. Infact, that's why it was initially designed for the Children's Outreach Project - a former school/childcare center. We would like to honor this man's memory by keeping his original design intact. It has been submitted to landmark preservation departments around the state of Colorado, including a pending status with the Westminster Historical Society.

It's presence invokes memories of a time long gone for the community. It's a lone standing icon representing other nostalgic locations that used to be in the area which have been lost to progression, such as Azar's (and their Big Boy!), Roller City, The Scotchman, Soda Straw, and the drive-in movie theater on 72nd to name just a few.

One of it's closest neighbors for a long time was Blinky the Clown who lived on Sherrelwood Drive. Blinky the Clown even did a special feature here one day back in the late 80's! I used to watch his show everyday as a child. He sang "Happy Birthday" to me live on-air and I couldn't

believe my little ears!! Of course I know now that my information was submitted to the staff by my parents, but it was truly a magical moment for me that I can still remember to this day.

Time has marched on since then, and now I operate a small local business which promotes children's education, animal welfare, and mental health awareness programs. We offer these services and programs to the Adams County community, and I believe that the attributes of this unique location would be picture-perfect for the type of work that we perform. We would rent this location from the city in a heartbeat!

8000 N Pecos was operated by the Children's Outreach Project until 2017 when the school closed down. Several members of the community tried to step up and purchase it with the intention of repurposing the building to prevent it being torn down or from eventually falling to neglect. However, it was owned by the Westminster School District and they refused to sell. A verbatim response was, "We're waiting for just the right offer." They let it sit empty rejecting all offers until a development company who was building housing units in the area made an offer on it. They finally allowed Delwest to purchase the property from them.

It took considerable effort to find out as much as I have about this location and the intended use for it, even working with realty and commercial agents. The property never went up for sale to the public nor had a disclosable pricetag on it. I contacted another agent who could finally help me dig a little deeper.

He came back to me and said that "the property has been purchased in a strange 'almost secret' fashion by a development company" and it was difficult for him to track down much information on the transaction. Finally he was able to find out who the involved parties were and was able to get into contact with Delwest. He found out that the plans were to demolish the beloved round house along with all of the forrestation surrounding it in order to replace it with a residential complex. He said that Delwest's tentative plan for such a small lot was to go taller rather than wider; constructing multi-level units which would completely block out the adjacent neighborhood's view of the park.

The agent further went on to say how all of this was really too bad because he was currently working with another man, Derek Amato, who also was interested in purchasing the property. Derek is a savant musician who rose to fame with appearances on primetime television shows like America's Got Talent and has produced music for several different campaigns and organizations. Derek wanted to purchase 8000 N Pecos with the intention of using it's design to enhance the acoustics for his piano ensembles and entertain the community with "piano nights".

The Sherrelwood residents have been devastated about the news about the intentions for demolition of 8000 N Pecos!!! This building has NEVER been blighted like Delwest states in

their application!! There is a current petition going around to collect signatures and a Facebook group of concerned citizens trying to ban together to make our voices a little louder. Our neighborhood adores this once-in-a-lifetime structure and we're fighting very hard for it not to be torn down when it could be used for so many other things!

Please let me know if there is anything you would be willing to work out with us in order to spare our community the heartache of losing our rare dome home.

We beg of you to please deny ANY demolition permits for this location!!

The social climate is tense right now, and I believe that we could benefit from John's vision for a united society more than ever! The residents in my neighborhood feel like we have plenty enough complexes in the area already and would love to see this particular building kept intact and utilized as a community center instead.

Thank you for reading this long letter. I truly really appreciate your time!

A Sherrelwood resident,

- Sarah Garner

[REDACTED]
[REDACTED]

7982 Zuni Street
Sherrelwood, CO. 80221

Jonathan Zimmerman: A man of character and life

Stewart Ulrich • Published on Aug 9, 2017 • News



The late architect Jonathan Zimmerman, left, with good friend Robert Skversky, right.

Well-rounded. Inventive. Passionate. Prolific. All these words have been used to describe Jonathan Zimmerman, the late architect known for his love of round architecture. Some of his designs are well known, including the structure known as “Dome of a Home” in Pensacola, Florida. But who was the man behind the designs? Friends and family paint a picture of a loving, friendly man devoted to his craft.

His interest in domes began while studying architecture at Idaho State University, according to his daughter Jane. “He was passionate about the technology,” she stated. “He believed deeply in the value of air-formed structures from an engineering perspective.” Not just from a structural point of view, but his daughter also explained how he loved the aesthetic beauty afforded from the curves and swoops of round architecture.

His love of the craft was evident to all who interacted with him. David Barrett was a close personal friend and shared office space with him. Because domes were the only architecture he wanted to use, “we used to call Jon a dome-maniac,” Barrett said. “We liked talking architecture,” he said of their relationship. “He was one of my closest friends. We were like brothers.”

Barrett also reinforced the characterization of Zimmerman as an admirer of the beauty of domes. “He was the architect who was trying to make beautiful architecture out of this system,” he stated. This quest made its way onto paper, with Barrett remembering Zimmerman doing a lot of sketches. “He had a lot of ideas on paper,” he stated. “He was prolific.”

Robert Skversky, another friend who knew Zimmerman since age 12, remembered him for his passion and love for round buildings. Zimmerman would carry around a slide projector in his trunk and if someone mentioned domes, he would happily give a presentation on the topic. Skversky recalled how ‘Z,’ as his friends called him, had a sense of humor. When asked how he was doing, he would reply, “It’s personal.” Another memory of ‘Z’ involved someone asking him for a pen, which he licked before handing it over.

California was where he called home, and resided part of his life in Fairfax. He lived in a modest apartment, according to Skversky, and did not even have a microwave. He was very frugal and described as humble. “Just a terrific guy,” Skversky recalled. “He didn’t have an ego.” Always willing to talk shop, he would have groups of architects over for dinner and talk about projects.

His character spilled over into his work designing structures for clients. Fellow architect Robert Sandusky described him as a talented designer and practitioner. “He related to the needs and desires of his clients and he interpreted them into unusual and beautiful architectural compositions,” Sandusky recalled.

His innovative life came to an early end, dying from lung cancer in 2005 at age 60. With Zimmerman just days before he died, Skversky said he “held on until the very end. He was hoping to become a consultant and help people with their projects.”

His friends and family look back fondly on his life and keep him in their memories 12 years after his death. “I have never forgotten how his eyes would light up when discussing his appreciation for domes and how completely knowledgeable he was about his area of expertise,” Jane stated. “My Dad loves these designs and his love was catching among all those around him.”

“He didn’t get to fully realize the dreams he was developing in his head because he died too young,” Barrett said. “He touched so many people. He was one special one guy,” Skversky said. “He lives on in our hearts”

<https://www.monolithic.org/news-feed/jonathan-zimmerman-a-man-of-character-and-life>









Recipient: Alan Sielaff, Adams County Community and Economic Development Department, Adams County Planning Commission and Board of County Commissioners

Letter: Greetings,

You might have went to school here. Perhaps like me you have always wondered what it looked like inside, or your children hope to catch a glimpse of the rare structure while you're driving by. Many members of our community have a nostalgic connection with this location and it brings back memories of times and places in North Denver that are now lost to the sands of time.

The fate of the "Spaceship House" on 79th and North Pecos Street is now in your hands, Adams County. Recently, a development company purchased the lot that it sits on and they have intentions of tearing this unique building down in order to make way for yet another expensive multi-level residential complex; one which would block neighboring views of the surrounding Sherrelwood Park from multiple perspectives.

Our neighborhood would much rather see this building utilized as a public community center. Recreation, performing arts, and culture are equally as important to a thriving population as housing is. Several complexes and development plots have already popped up in this densely populated area over the last few years, but the municipality of Sherrelwood doesn't have a single outlet for it's youth nor the creativity of it's residents, or a local gathering spot for seniors and Veterans. The building itself is an iconic structure and the design alone would attract traffic through the doors!

It's heartbreaking to think that one of the last staples of our childhood is now in danger of demolition. It has been recognized on www.roadarch.com and is currently being submitted to historic/unique landmark designation departments around the state of Colorado.

Thank you for taking the time to read about the current concerns in our community.

Sincerely,

The Residents of Sherrelwood

Signatures

Name	Location	Date
Sarah Garner	US	2020-06-13
Joseph Velasquez	Northglenn, CO	2020-06-13
jaquenette wilmoth	chappell, NE	2020-06-13
Blanca Medrano	Denver, CO	2020-06-14
Chris Vigil	Denver, CO	2020-06-14
Nancy Nobbe	Westminster, CO	2020-06-14
donna boles	Aurora, CO	2020-06-14
Lacey Adams	Denver, CO	2020-06-14
Gene Cassidy	Denver, CO	2020-06-14
Val Garcia	Denver, CO	2020-06-14
Mark Leiby	Aurora, CO	2020-06-14
Bess Rael	Brighton, CO	2020-06-14
Angelica Regal	Keene, NH	2020-06-14
Ellen Vigil	Denver, CO	2020-06-14
Jessie Rodriguez	Atlanta, GA	2020-06-14
Edith Jones	denver, CO	2020-06-14
Marie Ranes	Denver, CO	2020-06-14
Katlyn Hammond	Loveland, CO	2020-06-14
Johnny Ringo	Brighton, CO	2020-06-14
Susan Polley	Westminster, CO	2020-06-14

Name	Location	Date
Shane Artrup	Westminster, CO	2020-06-14
JoEtta Joyce	Denver, CO	2020-06-14
Robynn Bartholomew	Denver, CO	2020-06-14
Dominique Mestas	Denver, CO	2020-06-14
Sally Thee	Denver, CO	2020-06-14
JON INWOOD	Brooklyn, NY	2020-06-14
Matthew Lopez	Denver, CO	2020-06-14
Micah Whatley	New Orleans, LA	2020-06-14
Nicholas Demos	Denver, CO	2020-06-14
Desna Orlovski	Brighton, CO	2020-06-14
laura ellis	Denver, CO	2020-06-14
Josh Gold	Denver, CO	2020-06-14
Teresa Pennetta	Kent, WA	2020-06-14
Sondra castanos	Commerce City, CO	2020-06-14
katie Ruybal	Holmdel, NJ	2020-06-14
Kimberly Sena	Denver, CO	2020-06-14
Marie B a r o s	Cheyenne, WY	2020-06-14
Andrew Dauernheim	Westminster, CO	2020-06-14
A gann	Denver, CO	2020-06-14
Carrie Gleason	Littleton, CO	2020-06-14
Patty Mosher Mosher	Cheyenne, WY	2020-06-14
Nicole Hall	Denver, CO	2020-06-14

Name	Location	Date
Dori Mondon	Mount Shasta, CA	2020-06-14
Dustin Sigaty	Westminster, CO	2020-06-14
Sarah Siegmund	Mahomet, IL	2020-06-14
Ambar McGregor	Phoenix, AZ	2020-06-14
Kaitlin Woodward	Lakewood, CO	2020-06-14
Jamie Holland	Denver, CO	2020-06-14
Suzanne Kutach	Houston, TX	2020-06-15
Kari Towe	Denver, CO	2020-06-15
Kalee Sorenson	Denver, CO	2020-06-15
Scott Gutshall	Denver, CO	2020-06-15
Barbara Addy	Denver, CO	2020-06-15
Sally Beaumont	Shasta Lake, CA	2020-06-15
Cindy Corbett	Denver, CO	2020-06-15
Jeanette Roberts	LaPorte, TX	2020-06-15
Brittney DeRosa	Windsor, CO	2020-06-15
Lisa Forsyth	Denver, CO	2020-06-15
martha crook	groveland, MA	2020-06-18
Francina Golem	Colorado Springs, CO	2020-06-24
Wendy Ulibarri	US	2020-06-24
Arthur Gray	Arvada, CO	2020-06-24
Zachary Huske	Denver, CO	2020-06-24
Richard Von Sneidern	Arvada, CO	2020-06-24

Name	Location	Date
Lindsay Jones	Longmont, CO	2020-06-24
Debra Haverfield	Cheraw, CO	2020-06-24
Erica Klingberg	Denver, CO	2020-06-24
Shelly Stanley	Loveland, CO	2020-06-24
Roy Wilmoth	Lebanon, NE	2020-06-24
Tanja Forte	Murfreesboro, TN	2020-06-24
lynda7038 driver rd carpenter	zebulo, NC	2020-06-24
Jerry Selph-Swann	La Plata, MD	2020-06-24
Jamie Starkey	Chillicothe, OH	2020-06-24
Nikolas Stephens	Rochester, NY	2020-06-24
Sierra Serrano	Windsor, CO	2020-06-24
Allen Rioux	Palm Bay, FL	2020-06-24
Glenn P.	Cypress, CA	2020-06-24
Patricia Bender	Constantia, NY	2020-06-24
Jesse Dahl	Thornton, CO	2020-06-24
Joseph Mendoza	Denver, CO	2020-06-24
Merk Trejo	Denver, CO	2020-06-24
Tracy Beach	canon city, CO	2020-06-24
Valerie Medina	Commerce City, CO	2020-06-24
Victoria lazare	Thornton, CO	2020-06-24
Shannon Mitchell	Colorado Springs, CO	2020-06-24
Jay Koepp	Arvada, CO	2020-06-24

Name	Location	Date
Adam Debaere	Denver, CO	2020-06-24
Cheryl Belt	Denver, CO	2020-06-24
Janine Mednansky	Manitou Springs, CO	2020-06-24
Hailee Parker	The Pas, Canada	2020-06-24
Elizabeth Wright	Denver, CO	2020-06-25
Christina Ishman	Rochester, NY	2020-06-25
Veronica Busey	Denver, CO	2020-06-25
Sarah Fausett	Westminster, CO	2020-06-25
Jessica Devonshire	Palmerston North, New Zealand	2020-06-25
Tara Barela	Denver, CO	2020-06-25
Derek Garner	Denver, CO	2020-06-25
Troy Meissner	Englewood, CO	2020-06-25
Audri Edwards	Denver, CO	2020-06-25
Jordan Conn	Fort Collins, CO	2020-06-25
Kaylee Stiffler	Boulder, CO	2020-06-25
Angela Lurtz	Thornton, CO	2020-06-25
Gena Tagart	Commerce City, CO	2020-06-25
Janet Peal	Northglenn, CO	2020-06-25
Keri Wainwright	Brighton, CO	2020-06-25
Rebekah Haley	Northglenn, CO	2020-06-25
Lyndsay Lofton	Denver, CO	2020-06-25
Anastasia Zarndt	Henderson, CO	2020-06-25

Name	Location	Date
Monica Martinez	Denver, CO	2020-06-25
Alyssa Sullivan	Brighton, CO	2020-06-25
Jamie Villa	Brighton, CO	2020-06-25
Alicia Trela	Denver, CO	2020-06-25
Chris Arguello	Denver, CO	2020-06-25
Lori Froehlich	Arvada, CO	2020-06-25
alyssa montoya	Denver, CO	2020-06-25
Colleen Hart	Thornton, CO	2020-06-25
Crystal Yost	North Las Vegas, NV	2020-06-25
Christine Montoya	Thornton, CO	2020-06-25
Ashley Wilson	Aurora, CO	2020-06-25
Dalena Mullica	Federal Heights, CO	2020-06-25
Mireya Montoya	Thornton, CO	2020-06-25
Erin Wright	Denver, CO	2020-06-25
Bethanie Deeds	Denver, CO	2020-06-25
Pete Montoya	Albuquerque, NM	2020-06-25
Brianna Moreno	Denver, CO	2020-06-25
Alexis Stepp	Westminster, CO	2020-06-25
Vanessa Wilcoxon	Brighton, CO	2020-06-25
Savannah Miller	Golden, CO	2020-06-25
Laura Bolton	Thornton, CO	2020-06-25
Jasmyne Lucero	Denver, CO	2020-06-25

Name	Location	Date
Jacob Wade	Denver, CO	2020-06-25
Glenda Baca	Aurora, CO	2020-06-25
Danielle McCorkle	Henderson, CO	2020-06-25
Natalie Tennant	Aurora, CO	2020-06-25
Paulina Rodriguez	Denver, CO	2020-06-25
Elizabeth Juhl	Denver, CO	2020-06-25
Wengel Iteffa	Denver, CO	2020-06-25
Marisa Phipps	Denver, CO	2020-06-25
kalli johnson	Commerce City, CO	2020-06-25
Jessica Rivera	Thornton, CO	2020-06-25
Kim ward	Denver, CO	2020-06-25
Alyssa Goss	Denver, CO	2020-06-25
randi barker	Fort Collins, CO	2020-06-25
Julie Martinez	Denver, CO	2020-06-25
Kimberly Hoffman	Denver, CO	2020-06-25
Emily Stlaurent	Brush, CO	2020-06-25
Trenton Schindele	Broomfield, CO	2020-06-25
Roy Moreland	Brighton, CO	2020-06-25
Debra Gow-Kennedy	US	2020-06-25
Theresa Cardenas	Elizabeth, CO	2020-06-25
tonya garcia	Pueblo, CO	2020-06-25
Samantha Wade	Thornton, CO	2020-06-25

Name	Location	Date
Samantha Andrews	Commerce City, CO	2020-06-25
Sarah Castillo	Las Vegas, NV	2020-06-25
Monique Trujillo	Denver, CO	2020-06-25
Stephanie Thompson	Denver, CO	2020-06-25
Amanda Crowell	Middletown, NY	2020-06-25
Charlotte Niteman	Denver, CO	2020-06-25
Lisa Quezada	Denver, CO	2020-06-25
Lisette Quezada	Denver, CO	2020-06-25
Leonard Martinez	Denver, CO	2020-06-25
Justin Underhill	San Francisco, CA	2020-06-25
Desiree Gonzales	Denver, CO	2020-06-25
Toni Charles	Hudson, CO	2020-06-25
Mya Green	Scobey, US	2020-06-25
Jennifer Carmack	Denver, CO	2020-06-25
Alaia Acheritogaray	Corte Madera, US	2020-06-25
Rylynn Lucero	Denver, CO	2020-06-25
Mia Vann	Lubbock, TX	2020-06-25
Danielle Dickinson	Olympia, WA	2020-06-25
Zenta Jones	Tacoma, WA	2020-06-25
Kate Kelly	Golden, CO	2020-06-25
Ino devora	Denver, CO	2020-06-25
Lottie Dones	Denver, CO	2020-06-25

Name	Location	Date
Steve Steere	Denver, CO	2020-06-25
Lue Scarpitta	Kansas City, MO	2020-06-25
Carolyn else	Thornton, CO	2020-06-25
Stormy Sandoval	Denver, CO	2020-06-25
Tim Brainard	Fort Collins, CO	2020-06-25
Michele Dones	PLATTEVILLE, CO	2020-06-25
Brandy Ragan	Denver, CO	2020-06-25
Susan Dunlap	Denver, CO	2020-06-25
Amanda Robinson	Denver, CO	2020-06-25
Theresa Barnett	Keenesburg, CO	2020-06-25
Taylor Jensen	San Angelo, TX	2020-06-25
Marilee Kissler	Platteville, CO	2020-06-25
Deborah Huske	Commerce City, CO	2020-06-25
Becky Eckhardt	Aurora, CO	2020-06-25
Christine Yarnes	North Las Vegas, NV	2020-06-25
Monica Piper	Westminster, CO	2020-06-25
Michelle Lim	Denver, CO	2020-06-25
Jeff Ward	Denver, CO	2020-06-25
Kayla Bott	Denver, CO	2020-06-25
Brittany Phillips	Northglenn, CO	2020-06-25
Kim Owen	Bellingham, WA	2020-06-25
Larry Barela	Littleton, CO	2020-06-25

Name	Location	Date
Jonathan Bencomo	Northglenn, CO	2020-06-25
Monique Obarski	Denver, CO	2020-06-25
Penny DeNoble	New Orleans, LA	2020-06-25
Kimberly Dicken	Las Vegas, NV	2020-06-25
Roger Jetter	Aurora, CO	2020-06-25
Ieasha Else	Denver, CO	2020-06-25
April Williams	Decatur, IL	2020-06-25
Stephanie Navarette	Denver, CO	2020-06-25
Menessa Brewer	Denver, CO	2020-06-25
Abby Pinkston	Arvada, CO	2020-06-25
Jacob Parker	Denver, CO	2020-06-25
Amanda Musso	Denver, CO	2020-06-25
Hector Ortega	Denver, CO	2020-06-25
abdul yacubu	denver, CO	2020-06-25
Patricia Greer	Denver, CO	2020-06-25
Justin lambert	Arvada, CO	2020-06-25
Daniel Valdez	Lakewood, CO	2020-06-25
Joshua Rowe	Denver, CO	2020-06-25
Justin Parker	Denver, CO	2020-06-25
tyler terhorst	Englewood, CO	2020-06-25
LeShane BILLY	Denver, CO	2020-06-25
Devon Harms	Flagler, CO	2020-06-25

Name	Location	Date
Deserae Hernandez	Denver, CO	2020-06-25
Erick Bernal	Westminster, CO	2020-06-25
Jacob hardin	Brighton, CO	2020-06-25
Georgina Brown	Colorado	2020-06-25
Sarah Tinney	Denver, CO	2020-06-25
Lena Hager	Denver, CO	2020-06-25
Aurora Rosas	Denver, CO	2020-06-25
Kate Murphy	Denver, CO	2020-06-25
Felicia Apodaca	Denver, CO	2020-06-25
Joseph Montano	Mesa, AZ	2020-06-25
Tyler Birkholtz	Longmont, CO	2020-06-25
Sierra Sanchez	Federal Heights, CO	2020-06-25
Nicole Sena	Commerce City, CO	2020-06-25
Cera Dacosta	Denver, CO	2020-06-25
Alois Maehlor	Sherrelwood, CO	2020-06-25
Sarah Sylvester	Denver, CO	2020-06-25
Brenda Sallee	Denver, CO	2020-06-25
Nathan Martinez	Broomfield, CO	2020-06-25
Dee Dukes	Denver, CO	2020-06-25
Lindsey Nelson	Ignacio, CO	2020-06-25
Amber Brecheisen	Thornton, CO	2020-06-25
Sheila Ritter	DENVER, CO	2020-06-25

Name	Location	Date
Deniss Shields	Denver, CO	2020-06-25
Nicole Mumma	Brighton, CO	2020-06-25
Michelle Kautz	Denver, CO	2020-06-25
Seannah Schenfeld	Denver, CO	2020-06-26
Tanya Ewing	Denver, CO	2020-06-26
Dwight Darden	Thornton, CO	2020-06-26
Amber Frost	westminster, CO	2020-06-26
holli razo	Denver, CO	2020-06-26
Leslie hunter	Rochester, NY	2020-06-26
debra johnson	thornton, CO	2020-06-26
Kate Flores	Thornton, CO	2020-06-26
Marie Torrez	Denver, CO	2020-06-26
Brian Sanchez	Westminster, CO	2020-06-26
Katie Murrin	Denver, CO	2020-06-26
Tonya Sedivy-Brown	Denver, CO	2020-06-26
Hector Santiago	Denver, CO	2020-06-26
Jessica Bocanegra	Longmont, CO	2020-06-26
Richard Brown	Brighton, CO	2020-06-26
Ray Garcia	Denver, CO	2020-06-26
Rebecca Lucero	Westminster, CO	2020-06-26
brianna cozad	Arvada, CO	2020-06-26
Kalie Rieger	Englewood, CO	2020-06-26

Name	Location	Date
Kayla Colvin	Louisville, CO	2020-06-26
Richard Hall	Denver, CO	2020-06-26
Aliyana McKie	Easton, US	2020-06-26
Em Ann	Chicago, US	2020-06-26
Jennifer Shipman	Aurora, CO	2020-06-26
Kioni Glasgow	Spring Hill, US	2020-06-26
Chloe Bowles	Brighton, CO	2020-06-26
Mystique Clay	Stockton, US	2020-06-26
Lisette Espinoza	Corona, US	2020-06-26
Vanda Black	US	2020-06-26
Logan Ober	US	2020-06-26
allison lopez	Green Bay, US	2020-06-26
Zayden Aqel	Burbank, US	2020-06-26
Nyana Lysz	Adrian, US	2020-06-26
alyssa nunes	Boston, US	2020-06-26
Ramiyah Tubbs	Suwanee, US	2020-06-26
Eli Brown	Greensboro, US	2020-06-26
Justin Mason	Grosse Pointe, US	2020-06-26
Hailey Dooley	Sacramento, US	2020-06-26
Daniel Alvarez	Abilene, TX	2020-06-26
Stacy Morales	San Francisco, CA	2020-06-26
Maria K.	Granger, US	2020-06-26

Name	Location	Date
Natalie Graciano	Commerce City, CO	2020-06-26
Nathan Vereb	Morrisville, US	2020-06-26
Tierra Jernberg	Littleton I, CO	2020-06-26
Rebecca Lawler	Westminster, CO	2020-06-26
Miranda Robledo	Aurora, CO	2020-06-26
Katrina Vigil	Federal Heights, CO	2020-06-26
Matthew Garrett	Denver, CO	2020-06-26
Jennifer Gutierrez	Anaheim, US	2020-06-26
Liliana Guevara	Wichita, US	2020-06-26
arleen estrada	North Hollywood, US	2020-06-26
Ethan Zartman	Fort Bragg, US	2020-06-26
sami nutter	Simi Valley, US	2020-06-26
cathy ulto	Redwood City, US	2020-06-26
Camila Musso	Calexico, US	2020-06-26
Melina Camacho	Phoenix, US	2020-06-26
Emily Almanza	Detroit, US	2020-06-26
Janelle Davenport	Saint Paul, US	2020-06-26
Chris Pichardo	Kenai, US	2020-06-26
Jordan Krolart	Phoenix, US	2020-06-26
Katie Sylvester	Watertown, NY	2020-06-26
Juan Miramontes	Denver, CO	2020-06-26

Name	Location	Date
finny2468@gnail.comfinleigh lewis	hoosick falls, US	2020-06-26
Heather Feuerstein	Potomac, US	2020-06-26
Bailey Schreiber	Spring Hill, US	2020-06-26
Kensington Tonski	Medford, US	2020-06-26
Everyone Ever	Sackets Harbor, US	2020-06-26
Amanda Demple	Lakewood, CO	2020-06-26
laura b	Port Orange, US	2020-06-26
Greta Gottmann	Potsdam, US	2020-06-26
Mitchell Hautea	Union City, US	2020-06-26
Luis Arras	Denver, CO	2020-06-26
Claudia Govic	Sarasota, US	2020-06-26
Maria Shepherd	Deltona, US	2020-06-26
Gracie Guisewite	Milton, US	2020-06-26
faith powell	Lexington, US	2020-06-26
Sheila Roach	Denver, CO	2020-06-26
Shauna Eckart	Denver, CO	2020-06-26
Joe John	Arvada, US	2020-06-26
Jenna Hall	Austin, US	2020-06-26
Angelena Martin	Rochester, US	2020-06-26
Dominic Rinner	US	2020-06-26
Josephine Hoppes	Holland, US	2020-06-26

Name	Location	Date
Avaya Darden	Thornton, CO	2020-06-26
Medha Durisheti	Henrico, US	2020-06-26
anony mous	Gibsonville, US	2020-06-26
Riley Wolford	Springfield, US	2020-06-26
Jaclyn Brennan	Berkeley Springs, US	2020-06-26
kathryn varvarigos	Kirkland, US	2020-06-26
Z Schmigy	Germantown, US	2020-06-26
Jane Rich	Portland, OR	2020-06-26
Lillieanna Billinger	Denver, CO	2020-06-26
Tanya Ibarra	Denver, CO	2020-06-26
Patti Schwab	Broomfield, CO	2020-06-26
Megan Deeds	Westminster, CO	2020-06-26
Leahia Crowe	Longmont, CO	2020-06-26
Chris Sing	Denver, CO	2020-06-26
Shannon Nelson	Brighton, CO	2020-06-26
Michelle dalbotten	Henderson, CO	2020-06-27
Juliana Martinez	Thornton, CO	2020-06-27
Abigail DeMark	Colorado Springs, US	2020-06-27
Ladarian Grisby	Denver, CO	2020-06-27
Rachle Oxford	Westminster, CO	2020-06-27
haley piller	Bennett, CO	2020-06-27
Anthony Rueda	Denver, CO	2020-06-27

Name	Location	Date
Navy Roady	Broomfield, CO	2020-06-27
Laurie Hasbrouck	Denver, CO	2020-06-27
Sara Eskra	Thornton, CO	2020-06-27
Zachary Martinez	Brighton, CO	2020-06-27
Abby Fontes	Denver, CO	2020-06-27
Dominick Romero-hernandez	Westminster, CO	2020-06-27
Cassidy Wascher	Colorado Springs, CO	2020-06-27
Megan Nuanes	Northglenn, CO	2020-06-27
Cristian De La Rosa	Thornton, CO	2020-06-27
allen patterson	Denver, CO	2020-06-27
nancy aguilar	Denver, CO	2020-06-27
Angela Varela	Thornton, CO	2020-06-27
Destinee Vasquez	Thornton, US	2020-06-27
Gauge Gunning	Denver, CO	2020-06-27
Melissa Herrera	Denver, CO	2020-06-27
Guillermo Galindo	Denver, CO	2020-06-27
Omar Urquidi	Denver, CO	2020-06-27
Kelcee Braden	Thornton, CO	2020-06-27
Tracy Bates	Commerce City, CO	2020-06-27
Lilybeth Salcido Payan	Denver, CO	2020-06-27
Erick Acosta	Denver, CO	2020-06-27
Krista Vialpando	Denver, CO	2020-06-27

Name	Location	Date
Zowie Drayer	Denver, CO	2020-06-27
Brisell Haro	Denver, US	2020-06-27
Trina Moody	Denver, CO	2020-06-27
Eli Medina	Denver, CO	2020-06-27
Devanie Sanchr	Denvre, CO	2020-06-27
Chris Cordova	Westminster, CO	2020-06-27
Uriel Martinez	Thornton, CO	2020-06-27
Diego Montanez	Englewood, CO	2020-06-27
Jade Garcia	Westminster, CO	2020-06-27
Patricia Ballew	Aurora, CO	2020-06-27
Patricia Weti	Denver, US	2020-06-27
Giovanni Medina	Denver, CO	2020-06-27
ava stevens	Westminster, CO	2020-06-27
Micaela Oscars	Las Vegas, US	2020-06-27
Rocio Cardenas	Denver, CO	2020-06-27
Analicia Mergil	Commerce City, CO	2020-06-27
Jazmnn Perez	Englewood, CO	2020-06-27
Thomas Kautz	Denver, CO	2020-06-27
Tiffany Williams	Denver, CO	2020-06-27
Antesa Ortega	Denver, CO	2020-06-27
Aaliyah Casias	Denver, CO	2020-06-27
Sylvia Medina	Denver, CO	2020-06-27

Name	Location	Date
Sabrina Garcia	Sanford, NC	2020-06-27
Zar Garcia	Denver, CO	2020-06-27
Renaë Mundis	Thornton, CO	2020-06-27
Isabel Espinoza	Denver, CO	2020-06-27
Jeremy Domben	Denver, CO	2020-06-27
Aaliyah Ugalde	Denver, CO	2020-06-27
Mona Kasim	Northglenn, CO	2020-06-27
Torin Lewis	Denver, CO	2020-06-27
Juan Herrera	Brighton, CO	2020-06-27
Alexis Becerra	Westminster, AZ	2020-06-27
Juan De Leon	Denver, CO	2020-06-27
Zachary Reid	Yukon, OK	2020-06-27
Victoria Biggins	Oklahoma City, OK	2020-06-27
Sophia Magallanes	Denver, CO	2020-06-27
Andrea Jah	Denver, CO	2020-06-27
Karina Aguayo	Westminster, CO	2020-06-27
Emily Bauer	Denver, CO	2020-06-27
Brisa Cruz	US	2020-06-27
Steven Archuleta-Burgette	Denver, CO	2020-06-27
Anyssa Solis	Thornton, CO	2020-06-27
Chelsea Wolff	US	2020-06-27
Jaelen Lewis	Denver, CO	2020-06-27

Name	Location	Date
Debbie BROWN	Denver, CO	2020-06-27
Damaris Hernandez	Bonita, CA	2020-06-27
Raul Gomez	Denver, CO	2020-06-27
Jamie Sposato	Denver, CO	2020-06-27
Jessica Rhyne	Thornton, CO	2020-06-27
Fatima Sanchez	Westminster, CO	2020-06-27
Amelia Beaman	Brighton, CO	2020-06-27
Vanessa Villa	Broomfield, CO	2020-06-27
Adriana Basabe	New York, NY	2020-06-27
Shae Roundy	Arlington, TX	2020-06-27
Irving Mena	Commerce City, CO	2020-06-27
Victor Poyang	Federal Heights, CO	2020-06-27
Valeria Galvan	Denver, CO	2020-06-27
Lynette Buchner	Denver, CO	2020-06-27
Jay Medina	Thornton, CO	2020-06-27
Alex Jaramillo	Denver, CO	2020-06-27
Devin Manseau	Denver, CO	2020-06-27
Dazea Callender	Denver, CO	2020-06-27
Tiffany Seitz	Denver, CO	2020-06-27
Oscar Mireles	Westminster, US	2020-06-27
Trystian Martin	Denver, CO	2020-06-27
Olivia Baca	Denver, CO	2020-06-27

Name	Location	Date
Levi Leos	Kansas City, MO	2020-06-27
Christopher Roberts	Commerce City, CO	2020-06-27
Brian Orcutt	Denver, CO	2020-06-27
Cory Ragsdale	Grand Junction, CO	2020-06-27
Amber Gerace	Denver, CO	2020-06-27
DRIZZLES Benitez	Denver, CO	2020-06-27
Daesia Garcia	Denver, CO	2020-06-27
Ashley Esperanza	Westminster, CO	2020-06-27
Luis Melendez	Westminster, CO	2020-06-27
Jacob Broaddus	Northglenn, CO	2020-06-27
daniel octave	Denver, CO	2020-06-27
J K	Arvada, CO	2020-06-27
Daniel Macias	Brighton, CO	2020-06-27
Ashley Hutchins	Denver, CO	2020-06-27
Travis Grisby	Denver, CO	2020-06-27
Esperanza Basaldua	Denver, CO	2020-06-27
Gabrielle Tafoya	Denver, CO	2020-06-27
Dezirae Blea	Denver, CO	2020-06-27
Nastajah Silvera	Fort Worth, TX	2020-06-27
Marco Renteria	Denver, CO	2020-06-27
Tiffany Hines	Denver, US	2020-06-27
Kimberly Lee	Denver, CO	2020-06-28

Name	Location	Date
Ashlyn Magana	Denver, CO	2020-06-28
Guillermo Macias	Denver, CO	2020-06-28
Itzel Camargo	Arvada, CO	2020-06-28
Elsa Fernandez	Denver, CO	2020-06-28
Maria De La Cruz Rodriguez	Westminster, CO	2020-06-28
Axel Avelar	Denver, CO	2020-06-28
Steven Juarez	Commerce City, CO	2020-06-28
Chris Johnson	Parker, CO	2020-06-28
Wendy Marrufo	Westminster, CO	2020-06-28
Thalia Arzola	Denver, CO	2020-06-28
viviana caldera	Denver, CO	2020-06-28
Hector Zamarron	Denver, CO	2020-06-28
Lizzette Gonzalez	Westminster, CO	2020-06-28
Kimberly Phaimany	Sacramento, CO	2020-06-28
Miranda Saragosa	Denver, CO	2020-06-28
Leslie De Lira	Denver, CO	2020-06-28
Glee Zo	Denver, CO	2020-06-28
Alejandra Garcia	Hayward, US	2020-06-28
Nicole Derwent	Westminster, CO	2020-06-28
Ruby Arana	Burbank, US	2020-06-28
Gabi Hoflin	Denver, CO	2020-06-28
Daminick Chavez	Denver, CO	2020-06-28

Name	Location	Date
Nikki Apodaca	Denver, CO	2020-06-28
Maylenn Vargas	Denver, CO	2020-06-28
Isabel Fernandez	Denver, CO	2020-06-28
Catherine Leslie	Berthoud, CO	2020-06-28
Dennis Velarde	Thornton, CO	2020-06-28
Jordan Meltz	Westminster, CO	2020-06-28
Eloy TAFT	Arvada, CO	2020-06-28
Matthew Romero	Greeley, CO	2020-06-28
Issac Montano	Arvada, CO	2020-06-28
Haley Muniz	Thornton, CO	2020-06-28
Jarred Sharpe	Bronx, NY	2020-06-28
Jasmine Ward	Westminster, CO	2020-06-28
Trinh Le	Denver, CO	2020-06-28
Britney c Martinez	Denver, CO	2020-06-28
chloe kaye	New York, CO	2020-06-28
Nicholas Headley	Denver, CO	2020-06-28
Jonathan Ruiz	Carbondale, CO	2020-06-28
Jesus Fierro	Denver, CO	2020-06-28
Wayne Stokes	Denver, CO	2020-06-28
Isaiah Lucero	Westminster, CO	2020-06-28
Anthony Solano	Commerce City, CO	2020-06-28
Jordan Meissner	Denver, CO	2020-06-28

Name	Location	Date
Alea Dafler	Denver, CO	2020-06-28
Shanna Leonard	Westminster, CO	2020-06-28
Christopher Nunez	Denver, CO	2020-06-28
Leo Rico	Denver, CO	2020-06-28
Dominic Scurlock	Thornton, CO	2020-06-28
Serena Rivera	Denver, CO	2020-06-28
Rebekah Tiffany	Denver, CO	2020-06-28
Jose Cordero	Thornton, CO	2020-06-28
Levi Montoya	Littleton, CO	2020-06-28
Jorge Lopez	Denver, CO	2020-06-28
Jonathan Sanchez	Thornton, CO	2020-06-28
Carla Martinez	Denver, CO	2020-06-28
Asiel Arroyo	Denver, CO	2020-06-28
isabel ruiz	Thornton, CO	2020-06-28
Jackie Rodriguez	Denver, CO	2020-06-28
saul rodriguez	Denver, US	2020-06-28
Ivan Garcia	Denver, CO	2020-06-28
Brittany Rice	Calhoun, GA	2020-06-28
Aridaya Hernandez Meyers	Lochbuie, CO	2020-06-28
Alan Benz	Aurora, CO	2020-06-28
Bryan Martinez	Westminster, CO	2020-06-28
Nikala Smith	Northglenn, CO	2020-06-28

Name	Location	Date
Jaslynn Vigil	Englewood, CO	2020-06-28
Joseph McCREERY	Arlington, TX	2020-06-28
Itzel De la cruz	Englewood, CO	2020-06-28
Miguel Rodriguez	Denver, CO	2020-06-28
Alan Knutson	Greeley, CO	2020-06-28
Maleah Kotowski	Denver, CO	2020-06-28
Maurine Reef-Fernandez	Denver, CO	2020-06-28
Marcus Davis	Denver, CO	2020-06-28
Danielle Jiron	Denver, CO	2020-06-28
Jessica Tello	Denver, CO	2020-06-28
JUSTICE FOR HIM	Denver, CO	2020-06-28
Johana Lugo	Denver, CO	2020-06-28
Veronica Desantos	Denver, CO	2020-06-28
Remigio Maestas	Denver, CO	2020-06-28
Justin Livesay	Broomfield, CO	2020-06-28
Rojasie Rojas	Denver, CO	2020-06-28
Lana Evans	Denver, CO	2020-06-28
felisa varra	Broomfield, CO	2020-06-28
Fidel Romero	Denver, CO	2020-06-28
Diana Barrales	Denver, CO	2020-06-28
Malia Gallegos	Denver, CO	2020-06-28
Dante Rafaela	Denver, US	2020-06-28

Name	Location	Date
Nicole Perez	Westminster, CO	2020-06-28
Maria Ibarra	Denver, CO	2020-06-28
Eden deleon	Westminster, CO	2020-06-28
Jacquelin Valdivia	Thornton, CO	2020-06-28
DArtagnan Devereux	Denver, CO	2020-06-28
Alicia Romo	Denver, CO	2020-06-28
Dianna Rivera	Denver, CO	2020-06-28
Erika Chacon	Brighton, CO	2020-06-28
Jose Medrano	Denver, CO	2020-06-28
Kierstin Broaddus	Denver, CO	2020-06-28
Uriah Conley	El paso, US	2020-06-28
Sari Ferrari	Westminster, CO	2020-06-28
Amber Strock	Denver, CO	2020-06-28
Thalia Leon	Littleton, CO	2020-06-28
Kayleen Williams	Mishawaka, IN	2020-06-28
Sarah Ankrom	Jacksonville Beach, FL	2020-06-28
LEXXIS Bates	Brighton, CO	2020-06-28
Santi Aleman	Thornton, CO	2020-06-28
Kareem Barrera	Westminster, CO	2020-06-29
Westy West	Denver, CO	2020-06-29
Cecilia Valdivia	San Antonio, TX	2020-06-29
Yazi Cossio	Denver, CO	2020-06-29

Name	Location	Date
Toni Palos	Westminster, CO	2020-06-29
Jayde Olive	Denver, CO	2020-06-29
Vincent Tafoya	Thornton, CO	2020-06-29
Ariana Aldana	Las Vegas, NV	2020-06-29
Brianna Dimas	Denver, CO	2020-06-29
ricardo aldana	Westminster, CO	2020-06-29
Alyssa Melder	US	2020-06-29
Katrina Schmidt	Denver, CO	2020-06-29
Madison Revier	Denver, CO	2020-06-29
Trisha Vaughan	Duncan, OK	2020-06-29
Colter Pelletier	Broomfield, CO	2020-06-29
Edgar Regalado	Englewood, CO	2020-06-29
Justice Humphrey	Northglenn, US	2020-06-29
Jae Humphrey	Denver, CO	2020-06-29
Daniela Castor	Denver, CO	2020-06-29
Trella Palos	Commerce City, CO	2020-06-29
Kayla Lopez	Westminster, CO	2020-06-29
Destiny Archibeque	Denver, CO	2020-06-29
Angelica Martinez	Denver, CO	2020-06-29
Jessica Thurston	Lafayette, US	2020-06-29
Eva Lucero	Denver, CO	2020-06-29
Heidi Cook	Brighton, CO	2020-06-29

Name	Location	Date
Kathleen Fernandez	Broomfield, CO	2020-06-29
Adrian Saldana	Denver, CO	2020-06-29
Morrai Reyes	Denver, CO	2020-06-29
Gabriel Carrillo	US	2020-06-29
Nic Etchells	Northglenn, CO	2020-06-29
Rachel Rivera	Englewood, CO	2020-06-29
Jazmin Jurado	Denver, CO	2020-06-29
James Wright	Broomfield, CO	2020-06-29
Jacob Hoff	Denver, CO	2020-06-29
Arisbeth Olivas	Apo, AE	2020-06-29
Ivy Flores	Denver, CO	2020-06-29
Grace Lewis	Westminster, CO	2020-06-29
Gabby Gomez	Aurora, CO	2020-06-29
Rodolfo Andrade	Denver, CO	2020-06-29
Rachel Whitney	Littleton, CO	2020-06-29
Alondra Villa	Arvada, CO	2020-06-29
David Flores	Juarez, Mexico	2020-06-29
Alan Holguin	Denver, CO	2020-06-29
ashlynn waite	Denver, CO	2020-06-29
Deyonna Terry	Los Angeles, CA	2020-06-29
Edgar Carrillo	Westminster, CO	2020-06-29
Torrie Dehn	Denver, CO	2020-06-29

Name	Location	Date
Jamie meyers	Lochbouie, CO	2020-06-29
Brianna Zellner	Brighton, CO	2020-06-29
Stephanie Gutierrez	Denver, CO	2020-06-29
Randy King	Dallas, TX	2020-06-29
Devon King	Denver, CO	2020-06-29
William Baldwin	El Paso, TX	2020-06-29
Lisa Dehn	Denver, CO	2020-06-29
Yamileth Salinas	Parral, Mexico	2020-06-29
Steve Dehn	Denver, CO	2020-06-29
Kimberly Martinez	Denver, CO	2020-06-29
Mary K	Northglenn, CO	2020-06-29
Danny Fernandez	Thornton, CO	2020-06-29
Joshua Huffman	Denver, CO	2020-06-29
Savannah ODowd	Loveland, CO	2020-06-29
Breana Garcia	Northglenn, CO	2020-06-29
Victor Vargas	Denver, CO	2020-06-29
Alyssa Cordova	Brighton, CO	2020-06-29
Zach Lara	Commerce City, CO	2020-06-29
Jens Martin	Denver, CO	2020-06-29
Samantha Cummins	Denver, US	2020-06-29
Vanessa Murphy	Westminster, CO	2020-06-29
jadyn cordova	Denver, CO	2020-06-29

Name	Location	Date
Shane Aguilae	Denver, CO	2020-06-30
Sunni arnold	Thornton, CO	2020-06-30
Edgar Quinonez	Denver, CO	2020-06-30
Karen Munoz	Denver, CO	2020-06-30
Dominique Rivas	Denver, CO	2020-06-30
Brittney Stanton	Arvada, CO	2020-06-30
Leroy Quezada	Denver, CO	2020-06-30
genesis ortiz	Denver, CO	2020-06-30
Georgia Zavala	Frederick, CO	2020-06-30
David Rivera	Denver, CO	2020-06-30
Breann Ponce	Westminster, US	2020-06-30
Evanna Ortiz	Arvada, CO	2020-06-30
Luis Burciaga	Brighton, CO	2020-06-30
Erica Hernandez	Thornton, CO	2020-06-30
Tiffany Smith	Aurora, CO	2020-06-30
Aspen Spilman	US	2020-06-30
Tony Rodriguez	Denver, CO	2020-06-30
Benjamin Spatz	Broomfield, CO	2020-06-30
Daniel Mings	golden, CO	2020-06-30
deana campbell	Loveland, CO	2020-06-30
Benny Santistevan	Littleton, CO	2020-06-30
Alexis Starks	Lubbock, TX	2020-06-30

Name	Location	Date
Cyndi Kennedy	Westminster, CO	2020-06-30
Elizabeth Gozy	Aurora, CO	2020-06-30
Marley Baca	Arvada, CO	2020-06-30
Daniel Gonzales	Denver, CO	2020-06-30
Danielle Strange	US	2020-06-30
Makayla Freese	Denver, CO	2020-06-30
Katelynn Akin	Arvada, CO	2020-06-30
Alesia Lujan	Brighton, CO	2020-06-30
Raymond Benavides	Denver, CO	2020-06-30
Isaac Torres	Englewood, CO	2020-06-30
Tiffany Patterson	Littleton, CO	2020-06-30
Vicki Wilson	Colorado Springs, CO	2020-06-30
Juan Yanez	Denver, CO	2020-06-30
Tiffany Melchor	Denver, CO	2020-06-30
Rhonda Lofgren-zike	Thornton, CO	2020-06-30
Krystal Ches	Temecula, CA	2020-06-30
Nancy Costalez	Denver, CO	2020-06-30
Liliana Rodriguez	Denver, CO	2020-06-30
Nickie Garcia	Denver, CO	2020-06-30
Alex Bouque	Denver, CO	2020-06-30
Maria Manchego	Denver, CO	2020-06-30
Cassandra Hernandez	Denver, CO	2020-06-30

Name	Location	Date
Taylor Rivera	Denver, CO	2020-06-30
Alena Sandoval	Denver, CO	2020-06-30
David Perez	Denver, CO	2020-06-30
Paulo Leon	Denver, CO	2020-06-30
Victor Magallanes	Denver, CO	2020-07-01
Analena Chavez	US	2020-07-01
Kayla Lozoya	Westminster, CO	2020-07-01
Mariah Namanny	Arvada, CO	2020-07-01
Maria Ramos	Denver, CO	2020-07-01
Wes Mastay	Westminster, CO	2020-07-01
Gloria Montoya	Thornton, CO	2020-07-01
Val Martinez	Westminster, CO	2020-07-01
Joseph Lauro	Denver, CO	2020-07-01
Xavier Culp	Denver, CO	2020-07-01
Emilie Johnson	Arvada, CO	2020-07-01
Jason Torrez	Cheyenne, WY	2020-07-01
Reyna Romero	Denver, CO	2020-07-01
Maria Gomez	Westminster, CO	2020-07-01
Lori Lombardi	Boulder, CO	2020-07-01
Christina Bujaci	Brownsburg, IN	2020-07-01
Gesselle Salayandia	Brighton, CO	2020-07-01

Name	Location	Date
juanagonzales45@gmail.com Gonzales	Denver, CO	2020-07-01
Leslie Martinez	Westminster, CO	2020-07-01
Brisa Solis	Fort Collins, US	2020-07-01
Lesly Ramirez	Denver, CO	2020-07-01
Trinity Levitt	Westminster, CO	2020-07-01
Crystal Lucio	Denver, CO	2020-07-01



Recipient: Alan Sielaff, Adams County Community and Economic Development Department, Adams County Planning Commission and Board of County Commissioners

Letter: Greetings,

You might have went to school here. Perhaps like me you have always wondered what it looked like inside, or your children hope to catch a glimpse of the rare structure while you're driving by. Many members of our community have a nostalgic connection with this location and it brings back memories of times and places in North Denver that are now lost to the sands of time.

The fate of the "Spaceship House" on 79th and North Pecos Street is now in your hands, Adams County. Recently, a development company purchased the lot that it sits on and they have intentions of tearing this unique building down in order to make way for yet another expensive multi-level residential complex; one which would block neighboring views of the surrounding Sherrelwood Park from multiple perspectives.

Our neighborhood would much rather see this building utilized as a public community center. Recreation, performing arts, and culture are equally as important to a thriving population as housing is. Several complexes and development plots have already popped up in this densely populated area over the last few years, but the municipality of Sherrelwood doesn't have a single outlet for it's youth nor the creativity of it's residents, or a local gathering spot for seniors and Veterans. The building itself is an iconic structure and the design alone would attract traffic through the doors!

It's heartbreaking to think that one of the last staples of our childhood is now in danger of demolition. It has been recognized on www.roadarch.com and is currently being submitted to historic/unique landmark designation departments around the state of Colorado.

Thank you for taking the time to read about the current concerns in our community.

Sincerely,

The Residents of Sherrelwood

Comments

Name	Location	Date	Comment
jaquenette wilmoth	chappell, NE	2020-06-13	"Historical odd buildings need to be saved"
Joseph Velasquez	Denver, CO	2020-06-14	"This unique building can still be used in so many ways! Why demolish it just for yet another apartment complex? 💎"
Chris Vigil	Denver, CO	2020-06-14	"Childhood memories, resident of the neighborhood"
Angelica Regal	Keene, NH	2020-06-14	"This has always been a landmark for me growing up. Was always facinated with the "bubble school"! Stop destroying Denver!"
Katlyn Hammond	Loveland, CO	2020-06-14	"I went to preschool here. I loved every minute off it. ##"
Sally Thee	Denver, CO	2020-06-14	"Stop demolition structures just to build ugly high rise apartments. This is a one of a kind leave it alone."
Micah Whatley	New Orleans, LA	2020-06-14	"I'm a Denver native and hate seeing so many unique and historic buildings getting razed and replaced with overpriced ugly housing ultimately ruining and erasing the charm the Denver metro area has."
laura ellis	Denver, CO	2020-06-14	"Because I live in the neighborhood and I am tired of what little land and old buildings we have lets knock it down for more cheaply made ugly homes"
Josh Gold	Denver, CO	2020-06-14	"Adam's county landmark"
Sondra castanos	Commerce City, CO	2020-06-14	"I love this house I always wantes to own it it should stay its part of history."
Dori Mondon	Mount Shasta, CA	2020-06-14	"What a landmark! Don't tear this down. Make use of it."
Kaitlin Woodward	Lakewood, CO	2020-06-14	"Keep history"
Wendy Ulibarri	US	2020-06-24	"It is important to preserve structures of history and character to add to the neighborhood identity! Make it the center of your development to help build Community heritage!"
Joseph Mendoza	Denver, CO	2020-06-24	"My grandma usta work there with my aunty,they would take me,with them.good memories.."
Tracy Beach	canon city, CO	2020-06-24	"Spaceship house is a local landmark and should be saved!"
Janine Mednansky	Manitou Springs, CO	2020-06-24	"Love the design, workmanship...would love to live in this...you don't destroy something that's still useful as well as what it has and does mean to the community where it is !!!"
Elizabeth Wright	Denver, CO	2020-06-25	"There's not a lot of remarkable spaces left. Please save this one"
Sarah Fausett	Westminster, CO	2020-06-25	"I'd only be semi-okay with this getting demolished if the new buildings were affordable housing. So, please don't demolish!!!!!"

Name	Location	Date	Comment
Audri Edwards	Denver, CO	2020-06-25	"It's a beautiful, historical property"
Gena Tagart	Commerce City, CO	2020-06-25	"i love that building, it should be used for something useful!"
Monica Martinez	Denver, CO	2020-06-25	"My son went there don't tear it down."
Chris Arguello	Denver, CO	2020-06-25	"It's a beautiful OLD building! I would hate to see it torn down just so someone can make some money."
alyssa montoya	Denver, CO	2020-06-25	"Formally known as Childrens Outreach Project, I worked there for 16 years and don't want to see it torn down. We were sad of the news we had to close and displace the families enrolled. Would love to see it used and not demolished"
Ashley Wilson	Aurora, CO	2020-06-25	"I taught here for 10 years, a lot of memories###"
kalli johnson	Commerce City, CO	2020-06-25	"It's a part of history. Keep it alive."
Kimberly Hoffman	Denver, CO	2020-06-25	"2 of my children went to school Amin this building. I would like to see it saved and used for more children to enjoy."
Debra Gow-Kennedy	US	2020-06-25	"I love this if I had the money I'd buy it and make it my house"
tonya garcia	Pueblo, CO	2020-06-25	"This building has been there forever.. It should stay!!!"
Zenta Jones	Tacoma, WA	2020-06-25	"It is a piece of history please dont destroy that."
Susan Dunlap	Denver, CO	2020-06-25	"Live near by"
Brittany Phillips	Northglenn, CO	2020-06-25	"My sister worked here for many years and my nieces grew up here!"
Amanda Musso	Denver, CO	2020-06-25	"This building means a lot to people"
tyler terhorst	Englewood, CO	2020-06-25	"architecture as such should be preserved. we as a society lack creativeness. this structure provokes creativity by sparking thee imagination."
Georgina Brown	Colorado	2020-06-25	"This childcare has been around my whole life I once went there as a child no need to replace with homes"
Kate Murphy	Denver, CO	2020-06-25	"I have many happy memories in there"
Sierra Sanchez	Federal Heights, CO	2020-06-25	"I used to go to Sherrelwood Elementary and we used to have so many stories about the UFO saucer that landed nearby! Us kids always promised that we'd grow up and buy it someday. I tried but was denied by the school district. Not right to say that it's blighted and then tear it down when people of the community have always wanted it!"
Alois Maehlor	Sherrelwood, CO	2020-06-25	"You're ruining local culture if you tear this place down! Very nostalgic location."

Name	Location	Date	Comment
Lindsey Nelson	Ignacio, CO	2020-06-25	"This was my preschool and it's a staple of this area please don't year it down!"
Sheila Ritter	DENVER, CO	2020-06-25	"This building is an icon to thousands of people in the neighborhood and across the world. It deserves to be kept intact for future children who's parents went here."
Dee Dukes	Denver, CO	2020-06-25	"The houses that Delwest are building nearby are ugly!!!! Please don't let them get rid of the bubble house to put more of these in.....we have plenty of their cookie-cutter "units" as it is!Deny the permits!"
debra johnson	thornton, CO	2020-06-26	"I love this build ## I drive by it ever day"
Joseph Velasquez	Denver, CO	2020-06-26	"Tearing down a unique structures & destroying part of a park & the view from the neighborhood just to build a few more townhomes is unbelievable. Please turn the most iconic building in our town into something useful like a community center instead!"
Marie Torrez	Denver, CO	2020-06-26	"We need this not more homes we can't afford to buy or rent"
Sierra Sanchez	Federal Heights, CO	2020-06-26	"I used to go to Sherrelwood Elementary and we used to have so many stories about the UFO saucer that landed nearby! Us kids always promised that we'd grow up and buy it someday. I tried but was denied by the school district. Not right to say that it's blighted and then tear it down when people of the community have always wanted it!"
Dee Dukes	Denver, CO	2020-06-26	"The houses that Delwest have built nearby are ugly!!!! Please don't let them get rid of the bubble house to put more of these in.....we have plenty of their eyesores as it is!Deny the permits!"
brianna cozad	Arvada, CO	2020-06-26	"Leave it alone turn it back into a daycare"
Sarah Garner	Denver, CO	2020-06-26	"It just wouldn't be right if this building wasn't here anymore. :("
Sarah Garner	US	2020-06-26	"The unique architecture of this property would make it the perfect spot for a community center!"
Amanda Demple	Lakewood, CO	2020-06-26	"I grew up seeing this cool building, it should be repurposed instead of torn down"
Sheila Roach	Denver, CO	2020-06-26	"Historical architecture needs to be saved."
Jane Rich	Portland, OR	2020-06-26	"I love the space ship house it's memories and must remain as a part of Denver"
Abigail DeMark	Colorado Springs, US	2020-06-27	"It looks cool"
Aaliyah Ugalde	Denver, CO	2020-06-27	"This is one of my child hood places i lived in front of it for many year and i would really like it to stay there"

Name	Location	Date	Comment
Victoria Biggins	Oklahoma City, OK	2020-06-27	"This building is a huge part of my childhood. I wish Denver would stop allowing these contractors to take our city away and turn it into a mertopolis."
Jaelen Lewis	Denver, CO	2020-06-27	"I've seen this building all my life!"
Adriana Basabe	New York, NY	2020-06-27	"I'm signing because this place means a lot to me ."
Daesia Garcia	Denver, CO	2020-06-27	"I"
Daniel Macias	Brighton, CO	2020-06-27	"This building was always pretty cool to look at when I was little."
Nicole Derwent	Westminster, CO	2020-06-28	"I grew up driving by this place with my grandma in the summer. My grandma isn't here now but it's just the little memories is all"
Daminick Chavez	Denver, CO	2020-06-28	"Love seeing this place everyday!"
Isaiah Lucero	Westminster, CO	2020-06-28	"I fuck with that school"
Anthony Solano	Denver, CO	2020-06-28	"That shit go hard"
Dominic Scurlock	Thornton, CO	2020-06-28	"DONTTTR"
JUSTICE FOR HIM	Denver, CO	2020-06-28	"im signing this petition bc I LOVE THIS SPACESHIP HOUSE i wanna take my future kids to this spaceship house"
Santi Aleman	Thornton, CO	2020-06-28	"i needa"
Kareem Barrera	Westminster, CO	2020-06-29	"Signing this because why should a beautifully ugly designed building be destroyed for the purpose of building yet another building and gentrifying this location."
Toni Palos	Westminster, CO	2020-06-29	"Historic"
Brianna Dimas	Denver, CO	2020-06-29	"BRIANNA DIMSS"
ricardo aldana	Westminster, CO	2020-06-29	"It is a landmark building"
Justice Humphrey	Northglenn, US	2020-06-29	"I love this building. Wouldn't be the same without it there."
Nic Etchells	Northglenn, CO	2020-06-29	"It's historical in my eyes"
Lisa Dehn	Denver, CO	2020-06-29	"The children in our community deserve more support. This historic building would make a great community center. Our neighborhood has thousands of new homes but the developers are not helping improve schools or community resources. Adam's County has open space funding to provide nice parks but NOT in our area."
Breauna Garcia	Northglenn, CO	2020-06-29	"It is a childhood memory and is so unique in its own way. It should not be teared down!"
jadyn cordova	Denver, CO	2020-06-29	"i went to school here and i want to see it become something for kids in the neighborhood"

Name	Location	Date	Comment
Evanna Ortiz	Arvada, CO	2020-06-30	"Monumental"
Erica Hernandez	Thornton, CO	2020-06-30	"We need to keep history."
Daniel Mings	golden, CO	2020-06-30	"I love in Adams county and live there people building it could be an amazing head start or kids outreach center"
deana campbell	Loveland, CO	2020-06-30	"I love this house. So many memories"
Benny Santistevan	Littleton, CO	2020-06-30	"Benny santistevan"
Elizabeth Gozy	Aurora, CO	2020-06-30	"Elizabeth gozy"
Juan Yanez	Denver, CO	2020-06-30	"I would hate to see it taken down"
Gloria Montoya	Thornton, CO	2020-07-01	"It's been there for years. Still looks Great.."

Alternative Proposals for 8000 N Pecos St.

Intro to RMCS:

Rocky Mountain Community Services is a local company that was formed in Northglenn, Colorado in 2018.

The mission of this company is to promote children's education, animal welfare, and mental health awareness to the communities of Adams County. We have several different programs and services that benefit the population of the provinces that lay within AdCo's district. RMCS seeks to aid these residents by utilizing various children, youth, adult and senior services.

One of our main focuses is hosting local events. Community events are a great way to build bonds which strengthen neighborhood pride and maintain their individual culture. Many families, private groups, citizens of the community and employers want a unique place to host their special occasions and projects.

That Pet Event! is a business vertical underneath the umbrella of RMCS. There is an internal program run by That Pet Event! called Growing Good Things. This program encourages children to respect local ecosystems and plant much needed flora, like trees. It also supports outdoor education and assists in the maintenance of the surrounding Sherrelwood Park to help it continue thriving.

Sherrelwood Overview:

Please consider the demographic of Sherrelwood. Many of the original home buyers in this area are still residing here. Complexes like the ones that Delwest are putting in have skyrocketed their property taxes which result in a quite uncomfortable living situation; this gentrification has led some to even be afraid to lose their housing.

There is a vast population of senior citizens in the vicinity who want a place right nearby where they could be taken to play cards or bingo, chat with their friends, and meet up with loved ones.

The younger population wants a place for recreation and celebrations. These members of our

community love to host personal events like birthday parties, weddings, quinceaneras, bridal showers, graduations and other occasions. They are also looking for a place to use as an outlet for social issues that are important to them where they can organize productions for local outreach purposes.

There isn't a single venue like this within the municipality of Sherrelwood. There isn't a venue of this size in the entire surrounding area! The residents of Sherrelwood want their own center belonging to the dense residential neighborhoods that make up the vast majority of this small city.

Alternative Proposals:

There are multiple benefits to keeping this structure standing and within its current zoning. One of the uses permitted (please see page 3 of the attachment 'Chapter 3 R-1-C Table of Uses') would be a neighborhood community center with outdoor recreation possible. The space could also be used as a rentable venue by the public and generate revenue for Adams County exceeding half a million dollars on an annual basis.

The gross leasable area of 8000 N Pecos is 15,000 square feet (please see attachment 'Leasable Area of 8000 N Pecos') which would make it the largest rentable venue in all of the surrounding counties. This also means that the space could be utilized for multiple events at once.

Sherrelwood Park surrounding the location gives you great advantages as well. Outdoor recreation is a very important topic and encourages healthy lifestyles to the citizens. Plots of the park could be rented out as 'pavilions', or it could provide beautiful scenery as a backdrop in wedding or reunion photos.

The public has wanted to see the interior of this structure for a long time and we encourage you to capitalize on that. It's size and unique design could easily make it a 'destination venue'.

Following is a list of some alternative ideas that 8000 N Pecos Street could be used for:

Bus route starting at Metropolitan Arts Academy (former Clara E. Metz elementary school)
Access-a-Ride or other transportation bus travels down Sherrelwood Drive collecting senior citizens and dropping them off at the end of the winding road - which is the round facility on 8000 N Pecos

Local school plays, productions, and events

Prom, homecoming, charter school celebrations

Holiday parties

Community outreach projects

Neighborhood recreation center with outdoor activities

Corporate meetings, seminars, keynote speakers

Birthdays, weddings, quinceaneras, reunions, bridal showers, celebrations

Benefits, fundraisers, employer team-building programs

Animal care center/shelter (secondary location working alongside AdCo Animal Control)

Rent out portions of the park plots as outdoor 'pavilions'

Closing Comments:

In conclusion, we urge you to focus on enriching the community that you already have instead of allowing the addition of even more residents. The people of Sherrelwood have been very vocal about how they believe there is enough housing that has gone up in recent years within the area and have expressed their wishes on this location becoming Sherrelwood's own (and only!) community center.

We suggest to Adams County that they obtain both lots (8000 N Pecos & 7996 N Pecos) from Delwest Development Company by enforcing the use of 'eminent domain process'. It is of our understanding that this utilization would allow Adams County to purchase the property back from Delwest given that the property is used for the community.

Financial Figures for 8000 N Pecos St

According to the County's demographic for the city of Sherrelwood (<http://www.adcogov.org/sherrelwood-community-snapshot>) the median income of the population is \$45,000 with a housing cost average of \$350k.

Adams County currently calculates their residential housing tax by using a 7.15 tax mill levy on the assessed value of the property. Many of the local people whom I have spoken with have said that their property taxes have gone up significantly; some up to as much as \$2,500 due to the gentrification of new housing going up in the area.

Delwest has converted two other housing complexes in the area relatively recently; Clear Lake Estates and Elmwood Estates. These particular housing complexes are stand-alone units going for \$495k!! (<https://www.redfin.com/CO/Denver/7920-Navajo-St-80221/home/171253833>) Homeowners in the neighborhood are concerned because these properties are raising local property taxes even further for the residents who are already struggling with the cost of living.

According to the Sherrelwood Community Snapshot, 18.6% of the population live under the poverty line. No one can afford Delwest's properties nor the property taxes that are forced to increase with the new construction in the neighborhood.

Delwest's application suggests that they want to build 48 'workforce friendly' townhouses on the combined 2.7 acre lot with 7996 Pecos. 7996 Pecos is the lot right next to 8000 Pecos. It's thick with trees and is believed to be city property.

Since the townhomes are designed to be 'workforce friendly', we assume that their property taxes wouldn't be the same figure as those of their stand-alone \$495k housing units that Delwest has built nearby in the Elmwood Estates.

But in the example below, let's forecast that they are...

Delwest puts in 48 units, each unit carrying a potential of up to \$2500 in annual property tax:

48 units x \$2500 max property tax = \$120,000 in annual residential property tax that

goes to Adams County

However, the total amount of annual revenue produced from Delwest's complex will be significantly reduced due to the cost of maintaining the infrastructure associated with a larger redevelopment, new streets being laid out, and providing consistent traffic control.

Now let's suppose that it were to be utilized and operated by the County as a rentable community center.

There's NO community center in the municipality of Sherrelwood!

However, there are a few different locations in the surrounding cities who do relatively similar things.

They are as follows:

Hyland Hills Park & Recreation District (www.hylandhills.org) Carl Park and Perl Mack Community Centers (2,300 sq ft)

Non-alcoholic Event - \$150 deposit
- plus -
\$90/hour

Total for an 8 hour event = \$870

Event with Alcohol Allowed - \$300 deposit
- plus-
\$150/hour

Total for an 8 hour event = \$1,500

Imperium Event Center; Northglenn and Westminster (both locations approx 9,000 sq ft)
www.imperiumcenter.com

Two rooms; one ballroom and one conference = \$1,500 per event for the entire location

for an 8- hour event (including an hour both beforehand and afterwards for set-up and teardown totalling event time to 10 hours)

Brittany Hill in Thornton

<https://www.wedgewoodweddings.com/venues/colorado/brittany-hill/pricing> (Rentable event space approx 8,000 sq ft; you don't have the entire building to yourself. Only outdoor wedding ceremony areas and an indoor reception room. Brittany Hill also employs a third-party organizer and event staff, Wedgewood Weddings)

This building has been deemed a destination venue due to the location and vintage design

They are consistently booked for bridal showers, weddings and other celebrations

That being said, they charge \$2,495 per event!

Additionally they offer wedding ceremonies for \$995, plus a \$50 - \$130 per person 'wedding package', and a 22% service fee will be included as well at the end of the event

Renting this vintage 'destination' venue could easily cost upwards of \$4000 per event - and people are happy to pay it!

8000 N Pecos has a gross leasable area of 15,000 square feet, which would make it the largest rentable public venue in the surrounding area. If AdCo were to utilize this place as a community center (which it's already currently zoned for - please see attachment 'Chapter 3 R-1-C Table of Uses'), here's some figures that we came up with...

****All of the above venues reported having a median 60% booking rate before the strike of COVID-19****

Venue employees project an even higher booking rate once the pandemic has passed and have already been receiving calls and requests for appointments to secure reservations in 2021.

Let's look at a few examples...!

(When using the examples below, I am basing the figures on an average 8-hour event with 50 guests)

If the cost per 8-hour event was to be the lowest in the range (which is a NON-ALCOHOL event @ Hyland Hills), that would be \$870...

\$870 (cost per event) x 20 days in a month rented out (this is approximately an 60% booking rate which the above centers reported on average before COVID-19) = \$17,400 monthly revenue

\$870 (cost per event) x 15 days rented out = \$13,050 monthly revenue

\$870 (cost per event) x 10 days rented out = \$8,700 monthly revenue

\$17,400 (monthly revenue) x 12 months in a year = \$208,800 (approx 60% booking)

\$13,050 (monthly revenue) x 12 months in a year = \$156,600 (approx 50% booking)

\$8,700 (monthly revenue) x 12 months in a year = \$104,400 (approx 30% booking)

Let's use the median cost per event between ALCOHOL ALLOWED event @ Hyland Hills and Imperium Event Center, which would both be \$1500...

\$1500 (cost per event) x 20 days rented out = \$30000 monthly revenue

\$1500 (cost per event) x 15 days rented out = \$22500 monthly revenue

\$1500 (cost per event) x 10 days rented out = \$15000 monthly revenue

\$30000 (monthly revenue) x 12 months in a year = \$360,000 (approx 60% booking)

\$22500 (monthly revenue) x 12 months in a year = \$270,000 (approx 50% booking)

\$15000 (monthly revenue) x 12 months in a year = \$180,000 (approx 30% booking)

If AdCo were to decide to turn this unique place that people already love and want to explore into a 'destination location', let's use the lowest price in the Brittany Hill figures which is the cost of a standard event without a wedding reception or guest packages. This working number would be \$2495k...

\$2495 (cost per event) x 20 days rented out = \$49,900 monthly revenue

\$2495 (cost per event) x 15 days rented out = \$37,425 monthly revenue

$\$2495$ (cost per event) x 10 days rented out = $\$24,950$ monthly revenue

$\$49,000$ (monthly revenue) x 12 months in a year = $\$598,800$ (approx 60% booking)

$\$37,425$ (monthly revenue) x 12 months in a year = $\$449,100$ (approx 50% booking)

$\$24,950$ (monthly revenue) x 12 months in a year = $\$299,400$ (approx 30% booking)

Many venues such as this one have additional services that you could add on for additional fees;

If you added the per-person packaging, wedding ceremony, and 22% service fee, it could be rented out for considerably more.

$\$50$ (cheapest per person wedding package) x 50 guests = $\$2500$

$\$2495$ event cost

$\$995$ wedding ceremony

Total = $\$5990$

PLUS 22% service fee of $\$1318$ which equals a grand total of $\$7308$

If you added the elite per person wedding package, that would be $\$120$ per person:

$\$120$ (elite wedding package per person) x 50 guests = $\$6000$

$\$2495$ cost of event

$\$995$ wedding ceremony

Total = $\$9490$

PLUS 22% service fee of $\$2088$ making a grand total of $\$11,578$

However, for the sake of example, let's use the cheaper of the two figures and round the cost down to $\$7300$ per cost of event for a destination venue with a wedding package:

$\$7300$ (cost of event) x 20 days rented out = $\$146,000$

$\$7300$ (cost of event) x 15 days rented out = $\$109,500$

$\$7300$ (cost of event) x 10 days rented out = $\$73,000$

$\$146,000$ (monthly revenue) x 12 months in a year = $\$1,752,000$ (approx 60% booking)

$\$109,500$ (monthly revenue) x 12 months in a year = $\$1,314,000$ (approx 50% booking)

$\$73,000$ (monthly revenue) x 12 months in a year = $\$876,000$ (approx 30% booking)

,

These are very basic costs of rental and don't include other things like: planning and

coordination staff, vendor opportunities, transportation, hotel, attire rental, photography, DJ & MC services, centerpieces, invitations and accessories, and food & beverage which can all be additional services provided.

In conclusion, Adams County has a property on their hands which could easily earn them half a million dollars annually by hosting standard community events and could potentially exceed one million dollars annually if it's utilized as a destination venue. This location only has to be booked less than 30% of the month in order for AdCo to generate revenue that would make them up to ten times more money than the \$120,000 in property tax that Delwest could offer by building ANY of their housing complexes.

Imperium Event Center, Carl Park & Perl Mack Community Centers generate the figures listed above by hosting events in venues situated within stripmalls and otherwise general commercial buildings.

The backdrop beauty of nature in Sherrelwood Park combined with the desire of the public to explore the interior of this landmark vintage structure on 8000 N Pecos could easily elect it to be considered as a 'destination venue'.

An important note: we didn't include figures for a fully-booked month. 8000 N Pecos could easily have more than 30 events per month given the size of the building at 15,000 sq ft, as there can even be multiple events happening at once.

Given the size of the location, it is much bigger than any of the locations mentioned above and could be rented out for much more per hour or per event, if someone were to be interested in renting out the entire building like Derek Amato who wants to take advantage of it's acoustics and have "piano bar nights".

The County can hire an outside company to staff these events or staff them itself and therefore also create jobs within the community to host this location's events.

The property on 8000 N Pecos is already in great shape! The costs of landscaping and maintenance would be well worth the revenue it would generate for Adams County.

Sarah Garner

CEO/Director of Operations

(303) 882-4586

infodesk@rmcscolorado.com

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Rocky Mountain Community Services, LLC

is a

Limited Liability Company

formed or registered on 08/18/2018 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20181646472 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/27/2020 that have been posted, and by documents delivered to this office electronically through 03/01/2020 @ 12:47:46 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 03/01/2020 @ 12:47:46 in accordance with applicable law. This certificate is assigned Confirmation Number 12119920 .

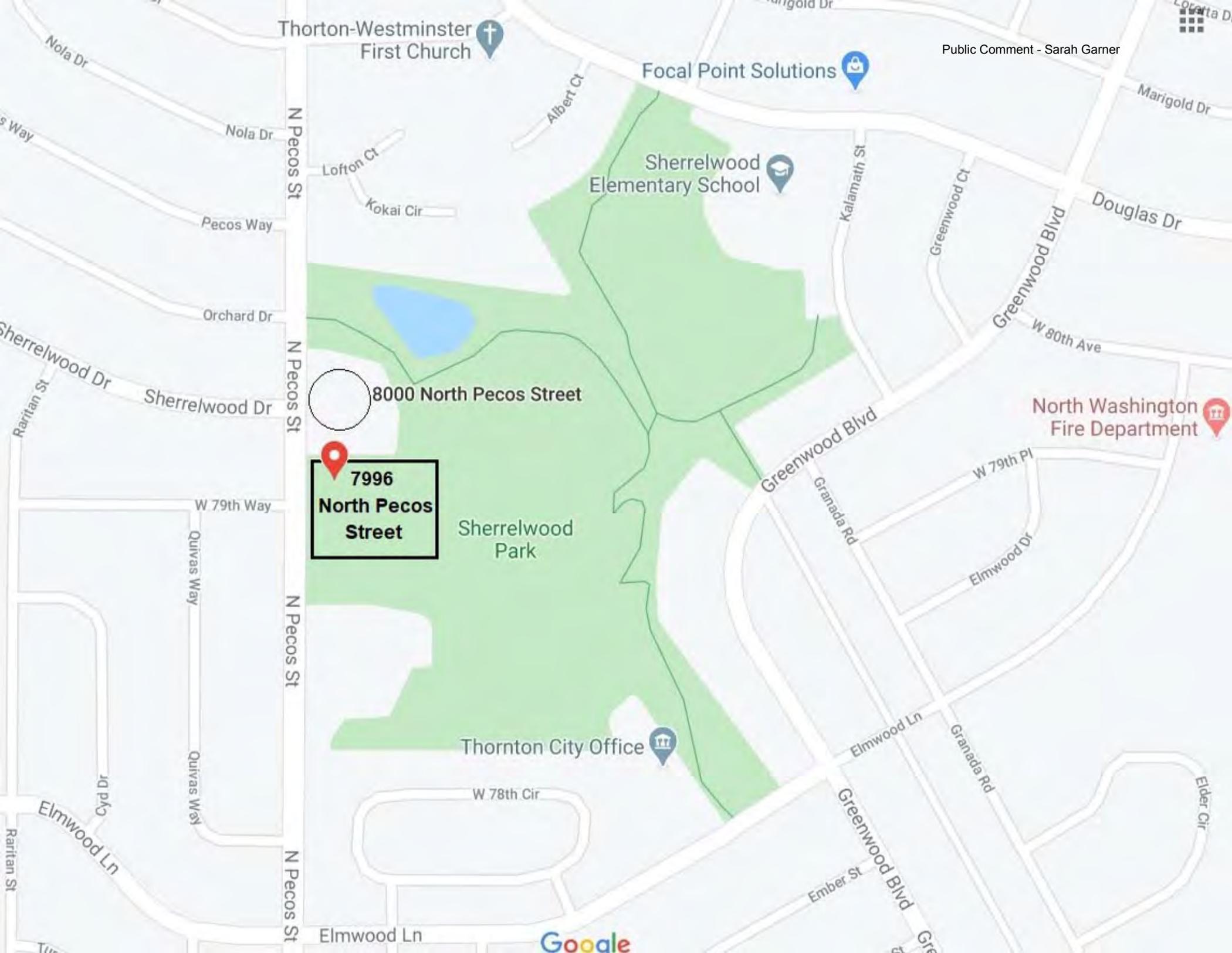


Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."



Thornton-Westminster First Church

Focal Point Solutions

Sherrelwood Elementary School

8000 North Pecos Street

7996 North Pecos Street

Sherrelwood Park

Thornton City Office

North Washington Fire Department

Sherrelwood Home Prices & Values

ZILLOW HOME VALUE INDEX ?

\$349,282

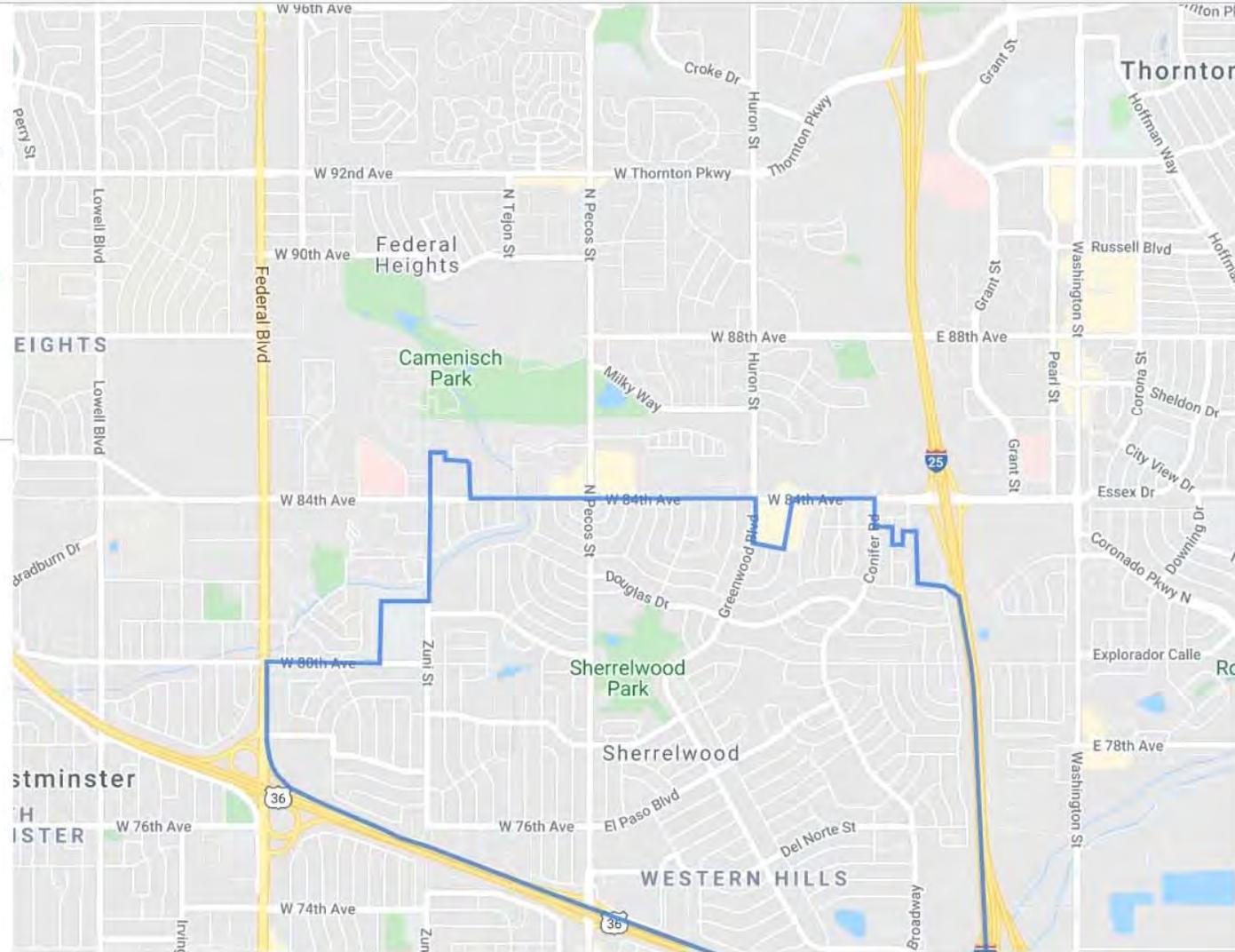
2.4% 1-year change

-1.6% 1-year forecast



The median home value in Sherrelwood is \$349,282. Sherrelwood home values have gone up 2.4% over the past year and Zillow predicts they will fall -1.6% within the next year. The median list price per square foot in Sherrelwood is \$327, which is higher than the Denver-Aurora-Lakewood Metro average of \$265. The median price of homes currently listed in Sherrelwood is \$340,000 while the median price of homes that sold is \$345,200.

Foreclosures will be a factor impacting home values in the next several years. In Sherrelwood 0.0 homes are foreclosed (per 10,000). This is lower than the Denver-Aurora-Lakewood Metro value of 0.1 and also lower than the national value of 1.2



7920 Navajo St

Denver, CO 80221

Status: Active

\$495,000

Price

Public Comment - Sarah Garner

Beds

Baths

1,950 Sq.

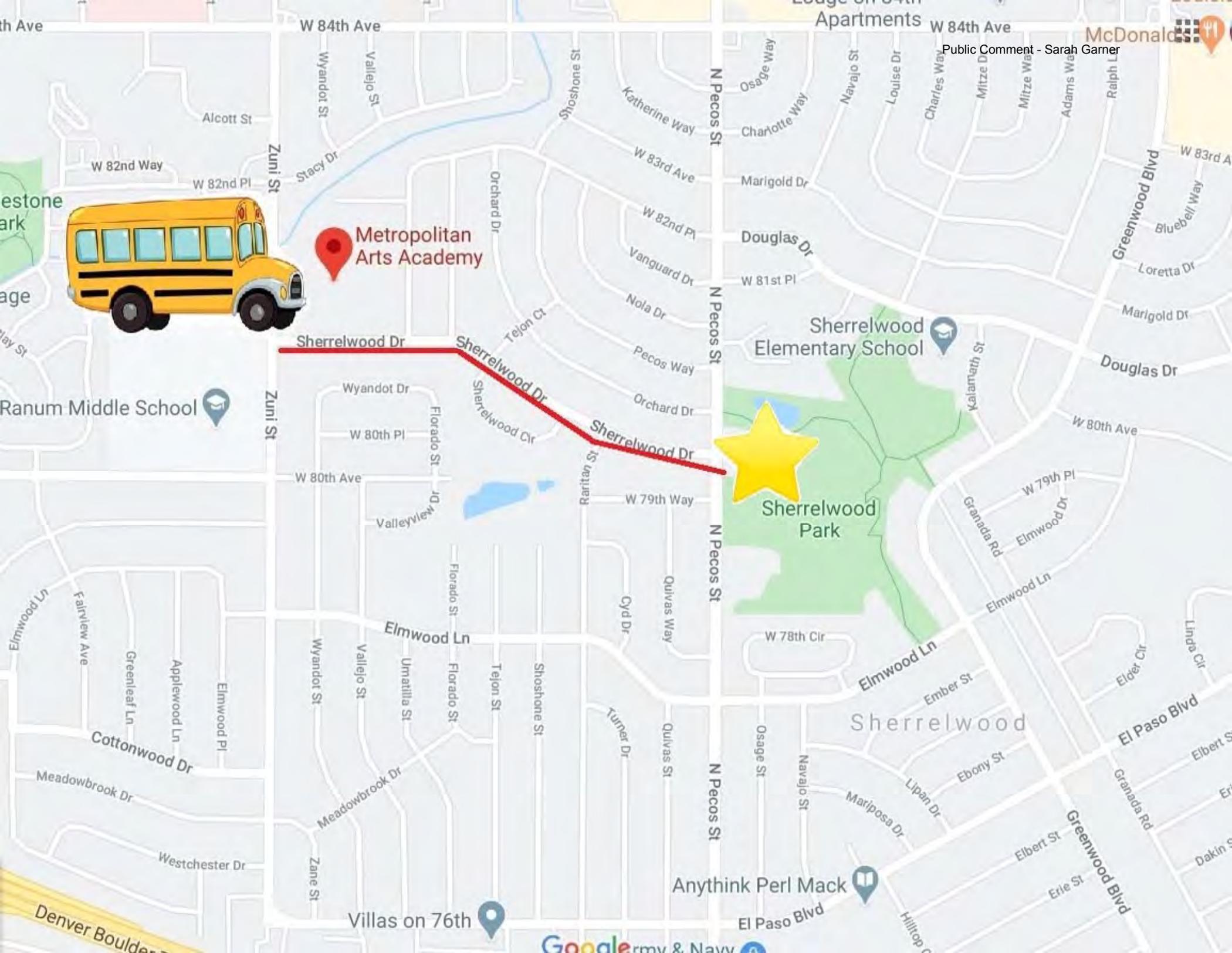
\$254 / Sq.

Built: 2020 Lot Size: 4,050 Sq. Ft. Active : 99 da

- [view](#)
- [Property Details](#)
- [Property History](#)
- [Schools](#)
- [Public Facts](#)
- [Neighborhood](#)
- [Similar Homes](#)



(A streetside view of Elmwood Estates facing North Pecos St.)



Metropolitan Arts Academy

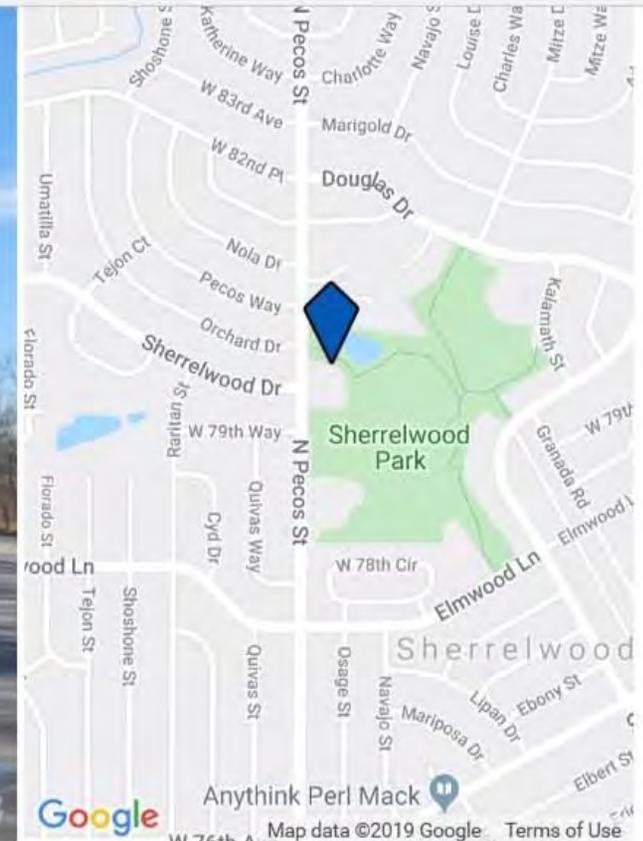


Sherrelwood Elementary School

Sherrelwood Park

Anythink Perl Mack

Public Comment - Sarah Garner



THE OFFERING

Price	Upon Request	No. Stories	1
Property Type	Retail	Year Built	1986
Property Sub-type	Day Care Center	Parking Ratio	1.86/1,000 SF
Building Class	B	Zoning Description	R-1-C
Lot Size	1.48 AC	APN/Parcel ID	1719-28-4-00-003
Gross Leasable Area	15,000 SF		

2020 Pricing

PACKAGES	Build Your Own	Classic	Premier	Elite
Price Per Person	\$47	\$62	\$92	\$117

CEREMONY PRICE	Dec - Mar	Apr, May, Nov	Jun - Oct
Includes Outdoor or Indoor Ceremony Space with Coordination, Rehearsal, Full Set-Up & Breakdown	\$0	\$0	\$995

VENUE PRICE	Dec - Mar	Apr, May, Nov	Jun - Oct
Monday, Tuesday, Wednesday, Thursday	\$100	\$295	\$395
Friday, Sunday	\$100	\$495	\$995
Saturday Day / Brunch	\$100	\$495	\$995
Saturday Evening	\$100	\$1,495	\$2,495

All pricing subject to 22% service fee and tax. Certain minimums apply.
Pricing is valid for events booked and celebrated between January 1, 2020 & December 31, 2020.

2021 Pricing

PACKAGES	Build Your Own	Classic	Premier	Elite
Price Per Person	\$50	\$65	\$95	\$120

CEREMONY PRICE	Dec - Mar	Apr, May, Nov	Jun - Oct
Includes Outdoor or Indoor Ceremony Space with Coordination, Rehearsal, Full Set-Up & Breakdown	\$0	\$0	\$995

VENUE PRICE	Dec - Mar	Apr, May, Nov	Jun - Oct
Monday, Tuesday, Wednesday, Thursday	\$100	\$295	\$395
Friday, Sunday	\$100	\$495	\$995
Saturday Day / Brunch	\$100	\$495	\$995
Saturday Evening	\$100	\$1,495	\$2,495

All pricing subject to 22% service fee and tax. Certain minimums apply.
Pricing is valid for events booked and celebrated between January 1, 2021 & December 31, 2021.



PERL MACK COMMUNITY CENTER

7125 Mariposa Street Denver, CO 80221
303-650-7580

PERL MACK FACILITY HOURS:

M-F: 8am-5:30pm; SA: 8am-1pm
Holiday closures: Dec 25 and Jan 1
The center will be closing early on Dec 24 and Dec 31 at 1pm

REGISTRATION
LOCATION!

FACILITY FEATURES:

- Fitness studio and weight room
- Spacious multi-purpose ballroom for events
- Kitchen
- After school recreation clubs
- Westminster Public Schools Early Learning Center

Best accessibility



A variety of recreational classes for adults and children including:

- SilverSneakers® Classes
- Fitness & Wellness Classes
- Arts & Crafts Classes
- Weight & Personal Training Programs
- Dance Classes
- After School Recreation Club



EVENT VENUE INFORMATION

PERL MACK-MARIPOSA ROOM

RENTAL FEES

Non-Alcohol Deposit	\$150
Non-Alcohol Hourly Fee.....	\$ 90
Deposit with Alcohol.....	\$300
With Alcohol Hourly Fee.....	\$190
Mandatory security included in this fee	

ALL EVENTS NEED TO END NO LATER THAN 11pm.

The Mariposa room has many wonderful features including artistic lighting and an attached kitchen with granite countertops, double ovens and much more. **It can accommodate up to 200 people and is perfect for wedding receptions, graduation parties, quinceneras, conferences or any special event for a large group of people.**

CARL PARK COMMUNITY CENTER

5401 Meade Street Denver, CO 80221
303-650-7580

ALL EVENTS NEED TO END NO LATER THAN 11pm.

This bright and sunny community center can host your special event. It features 2,300 square feet and can accommodate a group up to 75 people. This community hall has a beautiful 216 square foot catering kitchen. **It can accommodate up to 75 people and is perfect for small wedding celebrations, graduation parties, quinceneras, conferences and special events. Please contact our friendly staff to help create the ultimate gathering.**

EVENT VENUE INFORMATION

CARL PARK ROOM

RENTAL FEES

Non-Alcohol Deposit	\$150
Non-Alcohol Hourly Fee.....	\$ 60
Deposit with Alcohol	\$300
With Alcohol Hourly Fee	\$135
Mandatory security included in this fee	



For more information on Carl Park Community Center or Perl Mack Community Center Call 303-650-7580. Make your reservations now! Please see information or fill out the facility use form on our website hylandhills.org, under Facility Rentals.

IMPERIUM EVENT CENTER

Locations in Northglenn and Westminster:

Northglenn Location: 500 Malley Drive

Westminster Location: 3051 W 74th Ave

Imperium Event Center hosts "all day" events which are 10 hours; an hour before and an hour after an 8 hour event for set-up and tear down:

Two rooms: one ballroom and one conference

Ballroom (7,000 sq ft) = \$500

Conference (2,000 sq ft) = \$300

All-day rental for entire location = \$1,500

(See photos below)

IMPERIUM EVENT CENTER



(Northglenn Location)



(Westminster Location)

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
AGRICULTURAL USES						
Agricultural Businesses and Farming Operations	C	C	C	-	-	-
Animal farms	P	P	P	-	-	-
Animal Feeding Operation (AFO) and Concentrated Animal Feeding Operation (CAFO)	C	C	C	-	-	-
Aquaculture facility	C	C	C	-	-	-
Crop farming, excluding Hemp	P	P	P	P	P	P
Crop farming, including hemp	P	P	P	-	-	-
Equestrian Arena, Commercial	C	C	C	-	-	-
Equestrian Arena, Personal	P	P	P	-	-	-
Agricultural Support Businesses and Services	C	C	C	-	-	-
Farm machinery sales and services	C	C	C	-	-	-
Farm supply sales	C	C	C	-	-	-
Grain mill	C	C	C	-	-	-
Grain elevators	C	C	C	-	-	-
Riding stables or academy	C	C	C	-	-	-
Nurseries	P	P	P	-	-	-
Forestry and Siviculture	P	P	P	-	-	-
Timbering and logging	P	P	P	-	-	-

**Chapter 3-Zone District Regulations
Use Chart and Dimensional Requirements**

December 10, 2019

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
RESIDENTIAL USES						
Accessory Dwelling Unit	P	P	P	P	P	P
Group Home for the Developmentally Disabled	C	C	C	C	C	C
Group Home for the Elderly	C	C	C	C	C	C
Group Living Facility (1 to 5 persons)	P	P	P	P	P	P
Group Living Facility (in excess of 5 persons)	C	C	C	C	C	C
Group Living Facility (with more than 1 registered sex offender)	C	C	C	C	C	C
Manufactured Home Park	-	-	-	-	C	C
Mobile Home Park	-	-	-	-	-	-
Multi-Family Dwelling	-	-	-	-	-	-
Single-Family Dwelling	P	P	P	P	P	P
Two-Family Dwelling	C	C	C	-	-	P
INSTITUTIONAL USES						
Funeral Home/Mortuary*	P	P	P	-	-	-
Funeral Home/Mortuary to include Cremation*	C	C	C	-	-	-
Halfway House*	-	-	C	-	-	-
Institutional Care	C	C	C	C	C	C
Boarding/rooming houses	C	C	C	C	C	C
Convalescent homes	C	C	C	C	C	C
Convents or monasteries	C	C	C	C	C	C
Foster homes	C	C	C	C	C	C
Hospitals/clinics	C	C	C	C	C	C
Nursing homes	C	C	C	C	C	C
Protective living facilities	C	C	C	C	C	C
Sanitariums	C	C	C	C	C	C
Sheltered care homes	C	C	C	C	C	C
Jails and Prisons	-	-	C	-	-	-
Jails	-	-	C	-	-	-
Penal institutions	-	-	C	-	-	-
Prisons	-	-	C	-	-	-
Neighborhood Indoor Uses	C	C	C	C	C	C
Branch libraries	C	C	C	C	C	C
Day care centers (day or nursery schools) (Adult* or Child)	C	C	C	C	C	C

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited
(O) Oil and Gas Facility Permit (A) Administrative Review Permit

**Chapter 3-Zone District Regulations
Permitted Uses and Interpretations**

December 10, 2019

<i>USE CATEGORIES</i>	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Gymnasiums	C	C	C	C	C	C
Handball	C	C	C	C	C	C
Handball courts	C	C	C	C	C	C
Indoor recreational centers	C	C	C	C	C	C
Indoor skating rinks (ice or roller)	C	C	C	C	C	C
Indoor swimming pools	C	C	C	C	C	C
Neighborhood community or recreational centers	C	C	C	C	C	C
Public or private primary and secondary schools (excluding trade schools)	C	C	C	C	C	C
Racquetball	C	C	C	C	C	C
Tennis	C	C	C	C	C	C
Outdoor Public Uses	P	P	P	P	P	P
Arboretums	P	P	P	P	P	P
Areas for hiking	P	P	P	P	P	P
Cemeteries, with or without caretaker residences*	C	C	P	-	-	-
Garden plots	P	P	P	P	P	P
Nature areas	P	P	P	P	P	P
Picnic areas	P	P	P	P	P	P
Public areas for active recreational activities	P	P	P	P	P	P
Recreation-oriented parks	P	P	P	P	P	P
Wildlife sanctuaries	P	P	P	P	P	P
Places of Worship	C	C	P	C	C	C
Public Service	C	C	C	C	C	C
All government-owned facilities except landfills or mining facilities	C	C	C	C	C	C
Emergency service buildings or garages	C	C	C	C	C	C
Government offices	C	C	C	C	C	C
Utility substations or transmission and distribution facilities	C	C	C	C	C	C
Universities	C	C	C	C	C	C

**Chapter 3-Zone District Regulations
Use Chart and Dimensional Requirements**

December 10, 2019

<i>USE CATEGORIES</i>	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
COMMERCIAL USES						
Airports, Landing Strips and Heliports	C	C	C	-	-	-
Animal Hospitals	C	C	C	-	-	-
Automobile Service Stations	-	-	-	-	-	-
Car washes	-	-	-	-	-	-
Convenience stores with gas pumps where vehicles are serviced with minor repairs, oil changes, etc.	-	-	-	-	-	-
Gas stations	-	-	-	-	-	-
Bed and Breakfast Establishments	P	P	P	C	C	-
Campgrounds, Commercial	C	C	C	-	-	-
Camps	C	C	C	-	-	-
Campsites	C	C	C	-	-	-
Recreational vehicle parks	C	C	C	-	-	-
Tents	C	C	C	-	-	-
Trailer parks	C	C	C	-	-	-
Communications Towers, Commercial	C	C	C	-	-	-
Antenna arrays (satellite dishes)	C	C	C	-	-	-
Radio or TV broadcasting towers	C	C	C	-	-	-
Telecommunications towers	A	A	A	A	A	A
Commercial Retail	-	-	-	-	-	-
Apparel and accessory stores	-	-	-	-	-	-
Building supplies	-	-	-	-	-	-
Cabinet sales	-	-	-	-	-	-
Dry cleaners	-	-	-	-	-	-
Engineering and management services	-	-	-	-	-	-
Food stores	-	-	-	-	-	-
Furniture and home furnishings stores	-	-	-	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited
(O) Oil and Gas Facility Permit (A) Administrative Review Permit

**Chapter 3-Zone District Regulations
Permitted Uses and Interpretations**

December 10, 2019

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
General merchandise stores	-	-	-	-	-	-
Greenhouses (retail) and greenhouses with garden supplies	-	-	-	-	-	-
Health services	-	-	-	-	-	-
Legal services	-	-	-	-	-	-
Membership organizations	-	-	-	-	-	-
Miscellaneous retail except fuel dealers	-	-	-	-	-	-
Miscellaneous services	-	-	-	-	-	-
Social services except care facilities	-	-	-	-	-	-
Convenience Retail Store	-	-	-	-	-	-
Drive-In Establishments	-	-	-	-	-	-
Golf Course/Driving Range, Commercial	C	C	C	C	C	C
Heavy Retail and Heavy Services	-	-	C	-	-	-
Auto/truck rental/leasing	-	-	C	-	-	-
Automobile dealers	-	-	C	-	-	-
Automotive repair except top, body, upholstery repair, paint, and tire retreading shops	-	-	C	-	-	-
Automotive services except wrecking or towing storage yards	-	-	C	-	-	-
Auto towing and storage yards	-	-	-	-	-	-
Cabinet manufacturing with sales	-	-	C	-	-	-
Cold storage	-	-	C	-	-	-
Firewood sales, storage, and splitting	-	-	C	-	-	-
Flea market	-	-	C	-	-	-
Mobile home and manufactured housing dealers with mobile home sales office	-	-	C	-	-	-
Pawn shops	-	-	C	-	-	-

**Chapter 3-Zone District Regulations
Use Chart and Dimensional Requirements**

December 10, 2019

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Radio and TV broadcasting station	-	-	C	-	-	-
Indoor Commercial Recreation/Entertainment	-	-	-	-	-	-
Event Centers	-	-	C	-	-	-
Bowling alleys	-	-	-	-	-	-
Indoor sports arenas	-	-	-	-	-	-
Movie theaters	-	-	-	-	-	-
Physical fitness facilities	-	-	-	-	-	-
Pool arcades	-	-	-	-	-	-
Video arcades	-	-	-	-	-	-
Kennel, Commercial	C	C	C	-	-	-
Lodging, Commercial	-	-	-	-	-	-
Convention centers	-	-	-	-	-	-
Hotels	-	-	-	-	-	-
Motels	-	-	-	-	-	-
Massage Business	-	-	-	-	-	-
Off-Premise Advertising Devices	-	-	-	-	-	-
Office	-	-	-	-	-	-
Banking and other credit agencies (offices only)	-	-	-	-	-	-
Business services	-	-	-	-	-	-
Commodity brokers and services	-	-	-	-	-	-
Holding and other investments	-	-	-	-	-	-
Insurance carriers	-	-	-	-	-	-
Medical offices	-	-	-	-	-	-
Real estate	-	-	-	-	-	-
Security	-	-	-	-	-	-
Outdoor Commercial Recreation	C	C	C	-	-	-
Amusement parks	C	C	C	-	-	-
Archery ranges	C	C	C	-	-	-
Batting cages	C	C	C	-	-	-
Drive-in theaters	C	C	C	-	-	-
Go-cart establishments	C	C	C	-	-	-
Ice and roller skating rinks	C	C	C	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited
(O) Oil and Gas Facility Permit (A) Administrative Review Permit

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Miniature golf establishments	C	C	C	-	-	-
Music arenas	C	C	C	-	-	-
Outdoor commercial amusement facilities	C	C	C	-	-	-
Pistol and shooting ranges	C	C	C	-	-	-
Theme parks	C	C	C	-	-	-
Water slides	C	C	C	-	-	-
Parking Lot, Commercial	-	C	C	-	-	-
Racing Facilities	-	-	C	-	-	-
Automobile racing	-	-	C	-	-	-
Dog tracks	-	-	C	-	-	-
Horse racing	-	-	C	-	-	-
Truck racing	-	-	C	-	-	-
Restaurants	-	-	-	-	-	-
Services	-	-	C	-	-	-
Sexually Oriented Business	-	-	-	-	-	-
Trade Schools	C	C	C	-	-	-
INDUSTRIAL USES						
Business Park Uses	-	-	-	-	-	-
Apparel and other finished products made from fabrics and similar materials	-	-	-	-	-	-
Arrangement of transportation of freight and cargo	-	-	-	-	-	-
Bakeries	-	-	-	-	-	-
Communications	-	-	-	-	-	-
Development and testing services	-	-	-	-	-	-
Measuring, analyzing, and controlling instrument manufacturing	-	-	-	-	-	-
Medical and optical goods	-	-	-	-	-	-
Motion picture production and allied services	-	-	-	-	-	-
Moving companies	-	-	-	-	-	-

**Chapter 3-Zone District Regulations
Use Chart and Dimensional Requirements**

December 10, 2019

<i>USE CATEGORIES</i>	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Musical instruments and sporting/athletic goods manufacturing	-	-	-	-	-	-
Photographic	-	-	-	-	-	-
Research	-	-	-	-	-	-
Space research and technology	-	-	-	-	-	-
United states postal service	-	-	-	-	-	-
Watches and clocks	-	-	-	-	-	-
Energy Facilities						
Major energy facility	C	C	C	C	C	C
Solar energy system, small-scale	C	P	P	C	C	C
Solar energy system, medium scale	C	C	P	C	-	-
Solar energy system, large-scale	C	C	C	-	-	-
Extraction or Disposal Uses	C/S	C/S	C/S	C/S	C/S	C/S
Heavy Industry	-	C	C	-	-	-
Alcoholic beverage manufacturing	-	-	C	-	-	-
Asphalt and concrete production facilities	-	-	C	-	-	-
Auction yards with livestock	-	C	C	-	-	-
Automobile manufacturing	-	-	C	-	-	-
Chemical manufacturing	-	-	C	-	-	-
Chemicals and allied products manufacturing except drugs	-	-	C	-	-	-
Heavy construction contractors	-	-	C	-	-	-
Heavy logistics center	-	-	-	-	-	-
Manufactured homes	-	-	C	-	-	-
Meat processing, packing, packaging, and slaughterhouses	-	C	C	-	-	-
Paper, pulp, or paperboard mills	-	-	C	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited
(O) Oil and Gas Facility Permit (A) Administrative Review Permit

**Chapter 3-Zone District Regulations
Permitted Uses and Interpretations**

December 10, 2019

<i>USE CATEGORIES</i>	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Petroleum products manufacturing	-	-	C	-	-	-
Railroad yard	C	C	C			
Railroad transportation	-	C	C	-	-	-
Rubber and miscellaneous plastics manufacturing	-	-	C	-	-	-
Salvage yards	-	-	C	-	-	-
Sawmills	-	-	C	-	-	-
Stone and clay products	-	-	C	-	-	-
The storage and disassembly of vehicles and the re-assembly of various parts	-	-	C	-	-	-
Trailer and truck manufacturing	-	-	C	-	-	-
Transportation equipment	-	-	C	-	-	-
Utility production or processing facilities	-	C	C	-	-	-
Heavy Manufacturing or Processing	-	-	-	-	-	-
Abrasive manufacturing	-	-	-	-	-	-
Acid manufacturing	-	-	-	-	-	-
Asbestos products manufacturing	-	-	-	-	-	-
Boiler or tank manufacturing	-	-	-	-	-	-
Bone reduction	-	-	C	-	-	-
Caustic soda manufacturing	-	-	-	-	-	-
Celluloid manufacturing	-	-	-	-	-	-
Coal, coke yards, or coal classifications	-	-	-	-	-	-
Detergent, soap, and by-products manufacturing using animal fat	-	-	-	-	-	-
Disinfectant, insecticide, or poison manufacturing	-	-	-	-	-	-
Distillation of bone, refuse, grain, and wood	-	-	-	-	-	-
Dye manufacturing	-	-	-	-	-	-
Felt manufacturing	-	-	-	-	-	-

Chapter 3-Zone District Regulations
Use Chart and Dimensional Requirements

December 10, 2019

<i>USE CATEGORIES</i>	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Fossil fuel manufacturing	-	-	-	-	-	-
Fuel, oil, gasoline, and petroleum products (bulk storage and/or sale)	-	-	-	-	-	-
Hazardous waste treatment facility	-	-	-	-	-	-
Linseed oil, shellac, and turpentine manufacturing and refinery	-	-	-	-	-	-
Lubrication and grease manufacturing	-	-	-	-	-	-
Lumber mills, planing mills, and storage of logs	-	-	-	-	-	-
Oil compounding	-	-	-	-	-	-
Paint and enamel manufacturing	-	-	-	-	-	-
Pickle manufacturing	-	C	C	-	-	-
Recycling Facilities	-	-	C	-	-	-
Scrap processing or shredding yard	-	-	-	-	-	-
Smelting or refining of metal	-	-	-	-	-	-
Sugar and beet refining	-	-	-	-	-	-
Tar and waterproofing (materials manufacturing, treatment, and bulk storage)	-	-	-	-	-	-
Landscape Storage Yards*	-	-	C	-	-	-
Light Industry	-	-	C	-	-	-
Auction houses without livestock	-	-	C	-	-	-
Automotive repair, including top, body, upholstery repair, paint, and tire re-treading shops	-	-	C	-	-	-
Bus repair	-	-	C	-	-	-
Dairy and food processing and manufacturing facilities	-	-	C	-	-	-
Drug manufacturing	-	-	C	-	-	-
Dry cleaning plants	-	-	C	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited
(O) Oil and Gas Facility Permit (A) Administrative Review Permit

**Chapter 3-Zone District Regulations
Permitted Uses and Interpretations**
December 10, 2019

<i>USE CATEGORIES</i>	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Electric and electronic equipment, including electronic distribution and electrical industrial	-	-	C	-	-	-
Fabricated metal, sheet metal shops, metal products manufacturing	-	-	C	-	-	-
Fuel and ice dealers	-	-	C	-	-	-
Furniture and fixtures	-	-	C	-	-	-
General building contractors	-	-	C	-	-	-
Instruments and related products	-	-	C	-	-	-
Leather and leather products, including tanning and finishing	-	-	C	-	-	-
Local and interurban passenger transit	C	C	C	-	-	-
Light logistics center	-	-	-	-	-	-
Lumber, building materials, and wood products	-	-	C	-	-	-
Meat processing and packaging, excluding meat packing and slaughter	-	-	C	-	-	-
Miscellaneous manufacturing industries	-	-	C	-	-	-
Paper products, except mills	-	-	C	-	-	-
Printing and publishing	-	-	C	-	-	-
Recreational vehicle storage	-	-	C	-	-	-
Special trade contractors	-	-	C	-	-	-
Special warehousing and storage	-	-	C	-	-	-
Textiles and apparel	-	-	C	-	-	-
Transportation services	-	-	C	-	-	-
Trucking and general warehousing, including mini-storage	-	-	C	-	-	-
Truck stops	C	C	C	-	-	-

December 10, 2019

<i>USE CATEGORIES</i>	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Welding repair	-	-	C	-	-	-
Wholesale trade (durable and non-durable)	-	-	C	-	-	-
Light Manufacturing or Processing	-	-	-	-	-	-
Beverage manufacturing	-	-	-	-	-	-
Book binding	-	-	-	-	-	-
Canvas products manufacturing	-	-	-	-	-	-
Clothing or cloth manufacturing	-	-	-	-	-	-
Office and computing machines	-	-	-	-	-	-
Electronics manufacturing	-	-	-	-	-	-
Furnace installation, repair, and cleaning	-	-	-	-	-	-
Hosiery manufacturing	-	-	-	-	-	-
Machine shops	-	-	-	-	-	-
Machine tool manufacturing	-	-	-	-	-	-
Machinery sales	-	-	-	-	-	-
Public utility storage, yards, and service installments	-	-	-	-	-	-
Shoe manufacturing	-	-	-	-	-	-
Sign manufacturing, repair, and maintenance	-	-	-	-	-	-
Moderate Manufacturing or Processing						
Can manufacturing	-	-	-	-	-	-
Candy product manufacturing (for sale off premises)	-	-	-	-	-	-
Cement, cinder block, concrete, lime or plaster manufacturing	-	-	-	-	-	-
Cosmetic and perfume manufacturing	-	-	-	-	-	-
Creosote manufacturing or treatment plant	-	-	-	-	-	-
Fat rendering production	-	-	-	-	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited
(O) Oil and Gas Facility Permit (A) Administrative Review Permit

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Fertilizer manufacturing and processing	C	C	C	-	-	-
Forging plant and foundry	-	-	-	-	-	-
Glass or glass product manufacturing	-	-	-	-	-	-
Hemp manufacturing and extraction	-	-	-	-	-	-
Metal ingots, casting sheets, or bearings, forging or rolling mills	-	-	-	-	-	-
Millinery manufacturing	-	-	-	-	-	-
Mobile homes manufacturing and storage	-	-	-	-	-	-
Vacation camper manufacturing	-	-	-	-	-	-
Oil and Gas Facility	-	O	O	-	-	-
Accessory Outdoor Storage (up to 25% of the building area)*	-	-	-	-	-	-
Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area)*	-	-	-	-	-	-
Outdoor Storage (in excess of 100% of the building area)*	-	-	-	-	-	-
MARIJUANA ESTABLISHMENTS						
Medical Marijuana Center	-	-	-	-	-	-
Retail Marijuana Store	-	-	-	-	-	-
Medical Marijuana Infused Products Manufacturer	-	-	-	-	-	-
Retail Marijuana Product Manufacturing Facility	-	-	-	-	-	-
Medical Marijuana Optional Premises Cultivation Operation	-	-	P	-	-	-
Retail Marijuana Cultivation Facility	-	-	P	-	-	-
Retail Marijuana Testing Facility	-	-	-	-	-	-