Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

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

Request for Comments

Case Name:	5280 Waste Solutions
Case Number:	RCU2016-00026

April 27, 2017

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following request:

Conditional Use Permit to operate a recycling facility (construction & demolition waste) in the I-3 zone district.

This request is located at: 605 W 62ND AVE The

Assessor's Parcel Number is: 0182510201006

Applicant Information: 5280 WASTE SOLUTIONS LLC
DOUG GANNETT
7010 BROADWAY STE 107
DENVER, CO 80221

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by **05/19/2017** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to CLaRue@adcogov.org. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at http://www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Christopher C. LaRue

Christopher C. LaRue
Senior Planner

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry — DISTRICT 1
Charles "Chaz" Tedesco — DISTRICT 2
Erik Hansen — DISTRICT 3
Steve O'Dorisio — DISTRICT 4
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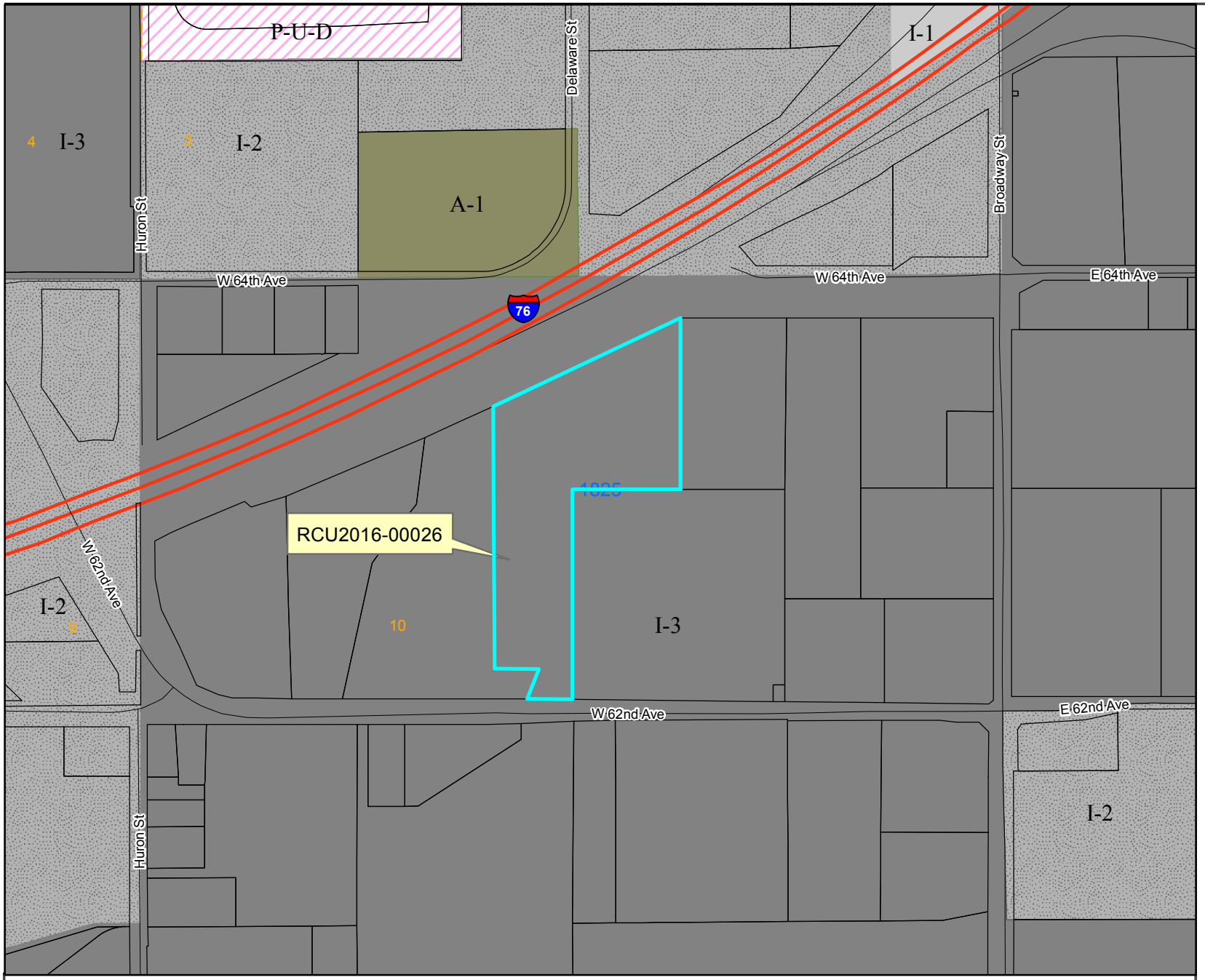


LEGEND

- Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

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

5280 Waste Solutions

RCU2016-00026

N

For display purposes only.

ADAMS COUNTY COLORADO

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

5280 Waste Solutions

Proposed Sorting Facility
605 W. 62nd Avenue
Denver, CO

This outline amends and expands on the proposal for the above referenced sorting facility that was made at our initial meeting held on August 25, 2015. As a matter of reintroducing 5280 Waste Solutions LLC ("5280"), and it's current need to provide waste sorting services to clients and the Denver Metropolitan area, a brief narrative is set forth.

Introduction/Need. 5280 is an established waste handling and disposal company with extensive operations in the Denver metropolitan area. We principally handle construction and demolition ("C&D") waste generated from commercial construction and renovation projects. Increasingly, our company's focus is on enhancing recycling, advancing sustainable solutions, and otherwise minimizing waste disposed of at landfills. We are experiencing an increase in demand for projects requiring LEED certification and are subject to established environmental standards, including requirements for recycling specified volumes of waste.

Under these LEED certified projects, source separation occurs at the construction site – accordingly, all materials taken from the construction site to our Facility will be destined to be recycled. Non-recyclable trash will be segregated out at the construction site and put in separate bins to take directly to other locations. As confirmed in informal discussions with representatives of the Colorado Department of Public Health and Environment ("CDPHE"), the activities and operations to be performed at this Site clearly constitute recycling (involving "Recycled Materials", as defined in the Adams County code). In turn, these C&D recycling operations will be governed by Section 8.5 of the applicable CDPHE regulations and will be subject to basic requirements intended to support and encourage this very beneficial purpose.

5280 would like to enhance our capabilities and better position ourselves to handle the increasing demand generated by projects of this nature. To do so, we would like to obtain a Conditional Use Permit for this Facility from the County at the property known as 605 West 62nd Avenue, Denver, Colorado, located in unincorporated Adams County ("Site"). At present 5280 has been leasing the premises however we are under-contract to purchase the property in November of this year. The current owner is Alpha Milling, Inc., which upon our closing on the property would then lease back a small portion of the site as note on the attached map.

Recycling/Facility Layout. The attached site plan and survey provide more detail regarding the layout of the proposed sorting facility as well as the overall Site. Initially we had discussed incorporating the sorting facility into the existing maintenance building. However, after examination of the need, and the most efficient way to deliver this service to our customers, we are proposing a to build a new building of approximately 7,000 s.f. (70x100). The proposed building is located in the northwest corner of the site and takes into account setback requirements per existing code. The building would have a concrete tipping pad adjacent to the building on the south side. Ingress and egress patterns are shown on the site plan. Material would be delivered via the tipping pad on the south, sorted inside the facility. Segregated materials would then be exported out in roll-off dumpsters to recycling stations.

Traffic Control. The existing facility has been used for maintenance, servicing and storage of our fleet of trucks and roll-off containers for over 10 years. Accordingly, we have extensive history of the traffic

patterns on the site and in the neighboring area. A traffic letter is being prepared from a licensed qualified traffic engineer and will be available for review. Based on the projected recycling volume, there will not be a significant impact to traffic patterns both in the neighboring area and within the subject site. The area is heavily industrial (zoned I-2) and otherwise well suited for the intended use. For this reason, we expect no nuisance or other trash distribution issues to arise from this additional operation and will maintain the Site in its current clean, neat and orderly manner.

Fencing. The proposed building will be covered but will provide for truck access to dumpsters on the South and East sides of the building. There will not be any outdoor storage of material and therefore do not anticipate any additional security fencing. However, we are open to discussions about utilizing our current Site perimeter fencing design to maximize protection.

Record-Keeping. Current Site operations include an office area where records are stored; all appropriate data required by state and local regulations will be maintained.

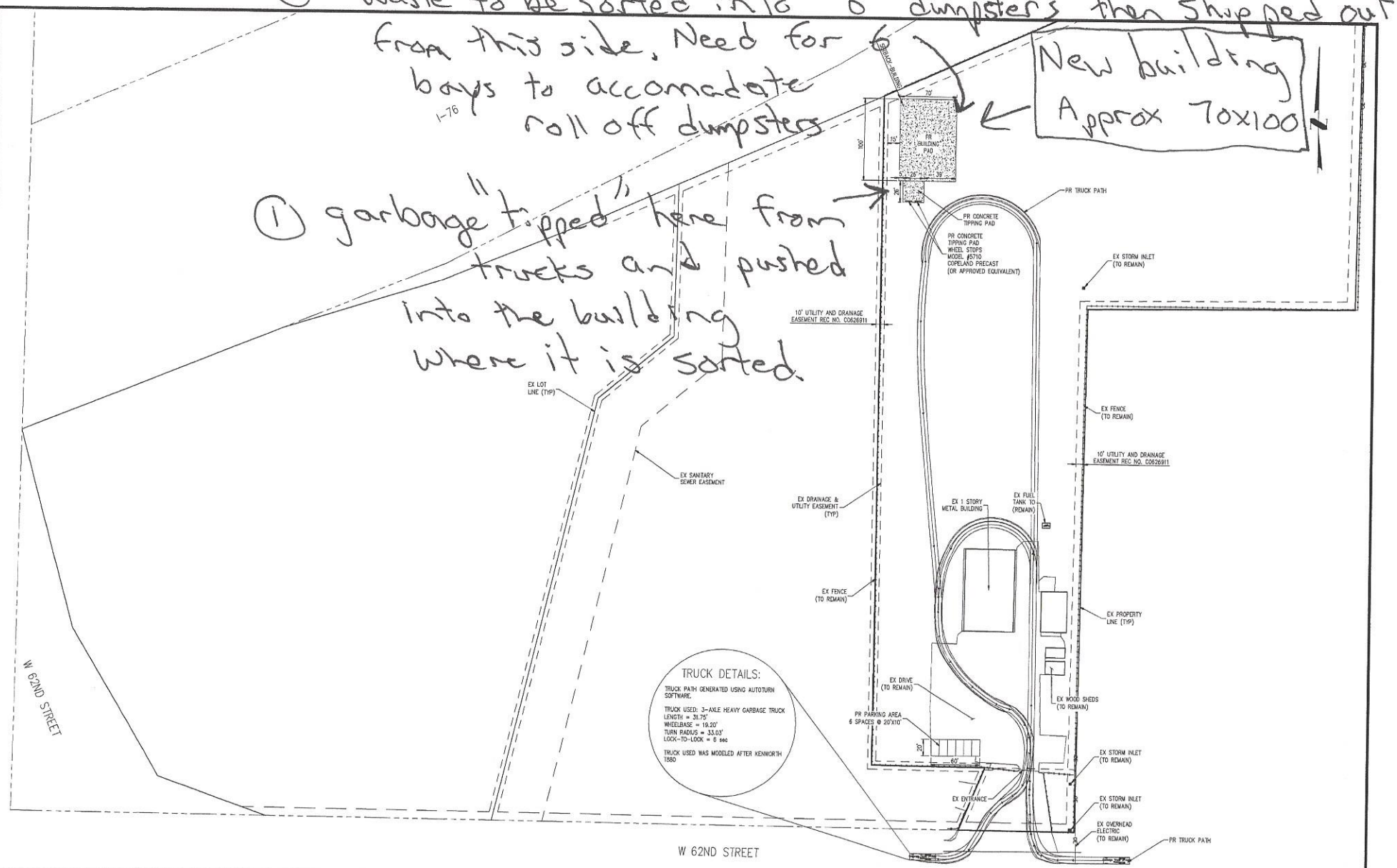
Bonding. We are unsure whether a bond will be required, given that applicable regulatory provisions seem to focus on tire storage facilities. No bond should be required to remove any materials to an appropriate disposal facility, since all materials will be continually recycled. We look forward to discussing these issues further.

General Environmental Protection/Stormwater. 5280 is very mindful of all environmental requirements and will ensure that its recycling operations are maintained not only to meet basic regulatory requirements, but to generally protect the health, safety, and general welfare of the area. The covered sorting area and other elements of the facility are designed for this purpose and to maximize safety during sorting or other tasks. The facility will continue to be refined with these goals in mind. We are closely aware of stormwater runoff and other related requirements and we will continue to design operations to meet applicable requirements, including those relevant to flood control or other related issues.

Removal of Trash. We do not expect any trash or other waste material to be generated by our transfer of recyclable C&D waste in covered containers to the Site. Therefore, we would not plan at this point to account for removal of any trash generated from our operation along public rights-of-way.

(2) Waste to be sorted into 6 dumpsters then shipped out from this side. Need for 6 bays to accomadate roll off dumpsters

(1) garbage "tipped" here from trucks and pushed into the building where it is sorted.



811 Know what's below. Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SCALE: 1" = 50'

DESIGNED BY: ATC
CHECKED BY: ATM
DRAWN BY: ATC

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

5280 WASTE SOLUTIONS

5280 WASTE SOLUTIONS
SITE PLAN

ISSUE DATE: 07/29/16	PROJECT #: 151009
DATE	REVISION COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. 1
1 OF 1

PLEASE NOTE: THIS DRAWING AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF HARRIS KOCHER SMITH AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF HARRIS KOCHER SMITH

PLOTTED: 7/29/16 at 1:39:58 PM BY: ANDREW CHAMBERS
XREFS: x-base, x-base_p-land
FILEPATH: P:\151009\ENGINEERING\EXHIBITS\PLANS\TEP-LAND\DWG LAYOUT: SITE PLAN

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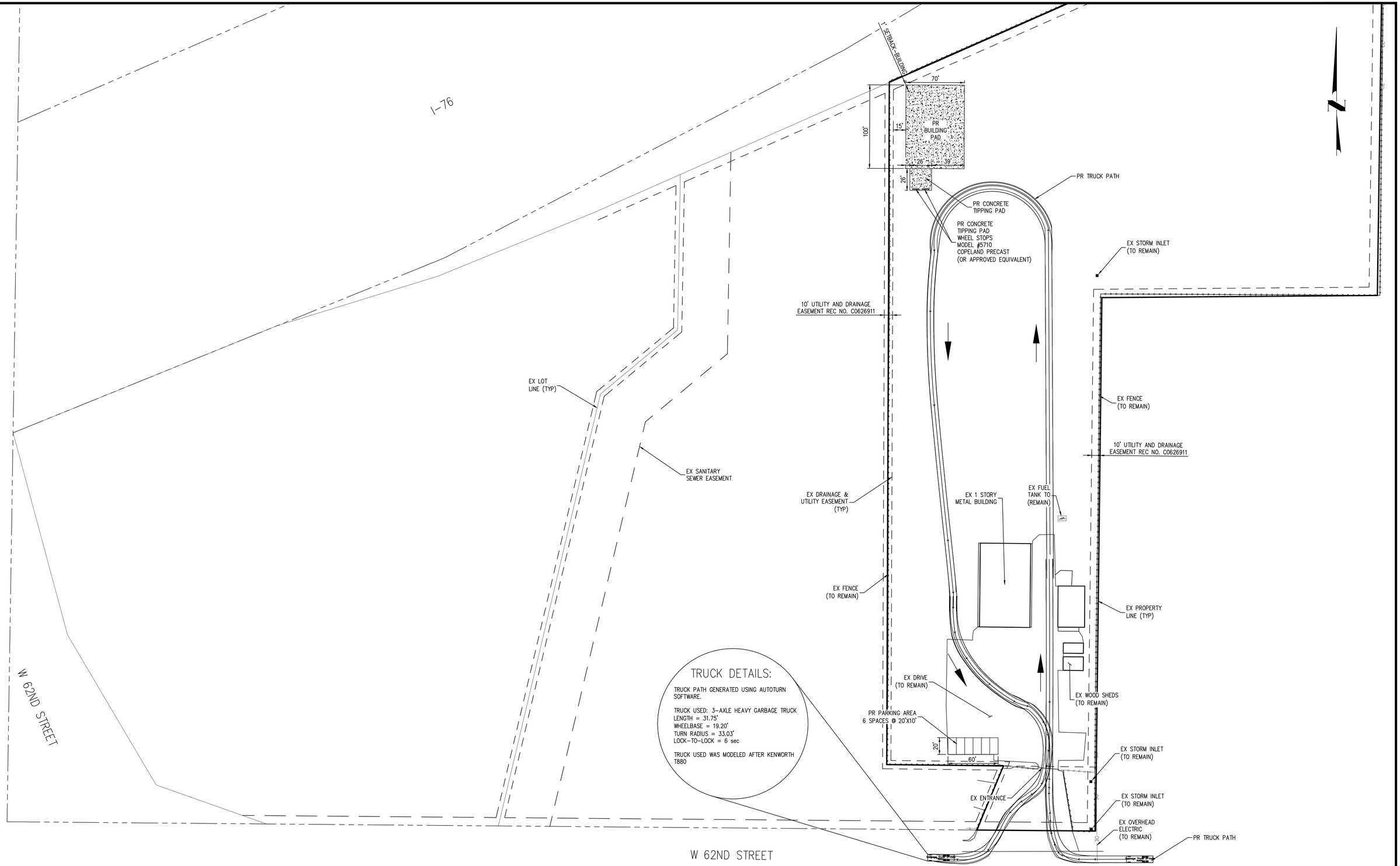

TRUCK DETAILS:

TRUCK PATH GENERATED USING AUTOTURN SOFTWARE.

TRUCK USED: 3-AXLE HEAVY GARBAGE TRUCK
LENGTH = 31.75'
WHEELBASE = 19.20'
TURN RADIUS = 33.03'
LOCK-TO-LOCK = 6 sec

TRUCK USED WAS MODELED AFTER KENWORTH T880

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50 0 50 100
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DRAWN BY: ATC

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5280 WASTE SOLUTIONS

5280 WASTE SOLUTIONS
SITE PLAN

ISSUE DATE: 08/12/16 | PROJECT #: 151009

DATE	REVISION COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. 1

1 OF 1

FILEPATH: P:\151009\ENGINEERING\EXHIBITS\SITE PLAN\SITEPLAN.DWG LAYOUT: SITE PLAN
3 XREFs e-base, p-base, p-turn3
PLOTTED: FRI 08/12/16 8:41:12A BY: ANDREW CHAMBERS

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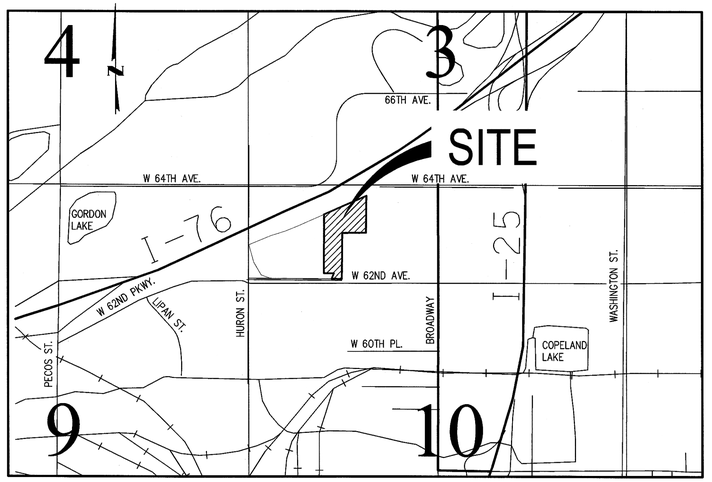
ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO.



VICINITY MAP
SCALE: 1" = 1000'

LEGAL DESCRIPTION:

LOT 4, BLOCK 1,
MIDWEST HAULER'S SUBDIVISION,
COUNTY OF ADAMS,
STATE OF COLORADO.

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. ABJ70475707 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF NOVEMBER 18, 2015 AT 5:00 P.M.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. UTILITIES SHOWN HEREON ARE FROM VISIBLE FIELD INFORMATION ONLY. HARRIS KOCHER SMITH DOES NOT GUARANTEE THESE LOCATIONS OR THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THIS AREA, EITHER IN SERVICE OR ABANDONED. FOR THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AND THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.
4. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE N 1/16 CORNER BY A CDOT 3-1/2" ALUMINUM CAP PLS 23881 AND AT THE NW 1/16 CORNER WITH A 3-1/4" ALUMINUM CAP PE/PLS 9489 IN RANGE BOX, AS BEARING NORTH 89°30'35" WEST PER THE PLAT OF MIDWEST HAULER'S SUBDIVISION.
5. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
6. SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 08001C0611H, DATED MARCH 5, 2007. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
7. NO ZONING LETTER OR REPORT WAS PROVIDED BY THE CLIENT FOR THIS SURVEY. PER THE ADAMS COUNTY INTERACTIVE GIS WEB APPLICATION AS ACCESSED ON AUGUST 23, 2016, THE SURVEYED PROPERTY IS ZONED I-3.
8. ALL BUILDING AREAS ARE CALCULATED FROM EXTERIOR MEASUREMENTS.
9. NO CLEARLY IDENTIFIABLE PARKING SPACES WERE OBSERVED ON THE SURVEYED PROPERTY.
10. NO DIVISION OR Pparty WALLS WERE OBSERVED WITH RESPECT TO ADJOINING PROPERTIES. THE CLIENT DID NOT SPECIFY ANY WALLS FOR THE DETERMINATION OF PLUMB.
11. THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE FOLLOWING RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1.

△X INDICATES THE EXCEPTION NUMBER WITHIN THE SCHEDULE B-2 OF THE TITLE COMMITMENT REFERENCED IN NOTE 1. (EXCEPTIONS 1-7 ARE STANDARD EXCEPTIONS) (*ITALIC TEXT IS THE SURVEYOR'S PARENTHETICAL NOTE*)

△8 EXISTING LEASES AND TENANCIES, IF ANY.
(CANNOT BE PLOTTED)

△9 EACH AND EVERY RIGHT OR RIGHTS OF ACCESS TO AND FROM ANY PART OF THE RIGHT OF WAY OF 76, AS STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS, STATE OF COLORADO IN INSTRUMENT RECORDED DECEMBER 19, 1975 IN BOOK 2036 AT PAGE 20.
(AS SHOWN)

△10 EASEMENT GRANTED TO PUBLIC SERVICE OF COLORADO, FOR UTILITY LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 28, 1976, IN BOOK 2112 AT PAGE 520.
(APPROXIMATE LOCATION OF CENTERLINE IS SHOWN. SAID DOCUMENT IS VAGUE IN THE FINAL CALL OF THE EASEMENT AND DOES NOT SPECIFY A WIDTH)

△11 TERMS, CONDITIONS AND PROVISIONS OF UNDERGROUND FACILITIES INFORMATION RECORDED MARCH 15, 1993 IN BOOK 4038 AT PAGE 101.
(BLANKET IN NATURE, CANNOT BE PLOTTED)

△12 TERMS, CONDITIONS AND PROVISIONS OF ZONING HEARING DECISION RECORDED DECEMBER 28, 1999 IN BOOK 5995 AT PAGE 727.
(BLANKET IN NATURE, CANNOT BE PLOTTED)

△13 EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF MIDWEST HAULER'S SUBDIVISION RECORDED DECEMBER 28, 1999 UNDER RECEPTION NO. C0626911.
(AS SHOWN)

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a,b), 8, 9, 10, 11, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 23, 2016.

DATE OF PLAT OR MAP: 8-26-16

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

COLORADO LICENSED
AARON MURPHY
38162
8-26-16
PROFESSIONAL LAND SURVEYOR

Know what's below. Call before you dig.
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CHECKED BY: AWM
DRAWN BY: BVS

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

ALTA/NSPS LAND TITLE SURVEY

COVER
605 W 62ND AVENUE
DENVER, CO 80216

ISSUE DATE: 8-26-2016	PROJECT #: 151009
DATE	REVISION COMMENTS

SHEET NO.
1
1 OF 2

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PLOTTED: FRI 08/26/16 2:34 PM BY: AARON MURPHY

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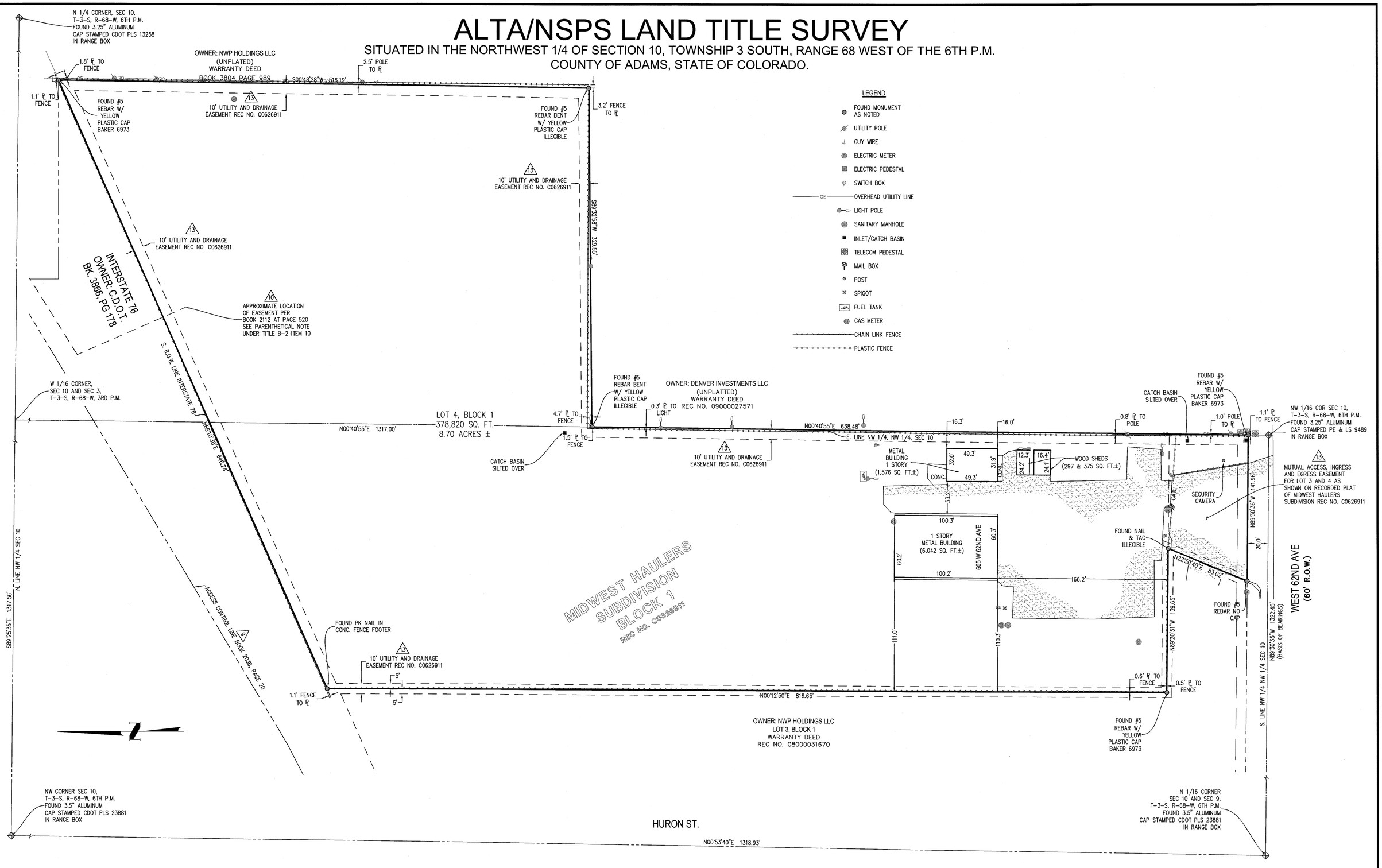
ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO.



LEGEND

- FOUND MONUMENT AS NOTED
- UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- SWITCH BOX
- OE — OVERHEAD UTILITY LINE
- LIGHT POLE
- SANITARY MANHOLE
- INLET/CATCH BASIN
- TELECOM PEDESTAL
- MAIL BOX
- POST
- SPIGOT
- FUEL TANK
- GAS METER
- CHAIN LINK FENCE
- PLASTIC FENCE

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SCALE: 1" = 40'

CHECKED BY: AWM
DRAWN BY: BVS

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

ALTA/NSPS LAND TITLE SURVEY

SITE
605 W 62ND AVENUE
DENVER, CO 80216

ISSUE DATE: 8-26-2016 | PROJECT #: 151009

DATE	REVISION COMMENTS

SHEET NO. 2

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NO XREFs
PLOTTED: FRI 08/26/16 2:34:17P BY: AARON MURPHY

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

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

Re-submittal Form

Case Number: RCU2016-00026 5280 Waste Solutions LLC

Case Manager: Chris LaRue

Resubmitted Items:

- [ ] Development Plan/ Site Plan
- [ ] Plat
- [x] Parking/ Landscape Plan
- [ ] Engineering Documents
- [ ] Subdivision Improvements Agreement
- [x] Other: Design + Operations Plan, various responses, bank letter

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

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
- And identify any additional changes made to the original document

For County Use Only:

Date Accepted: _____

Edocs # _____

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry, DISTRICT 1 | Charles "Chaz" Tedesco, DISTRICT 2 | Erik Hansen, DISTRICT 3 | Steve O'Dorisio, DISTRICT 4 | Jan Pawlowski, DISTRICT 5

Design and Operations Plan
5280 C&D Waste Recycling Center
605 W. 62nd Avenue

April 4, 2017

Contents

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3.0 Operating Standards and Procedures 5

4.0 Facility Design – Prevention of Unauthorized Traffic and Dumping 6

5.0 Environmental Controls 6

6.0 Closure Plan 7

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Figures

1 Location and Vicinity Map

2 Site Plan

1.1 Introduction and Purpose

This document presents the design and operations plan for the 5280 C&D Waste Recycling Center. The Center is located at 605 W. 62nd Avenue (along I-76) in Denver. The site location is shown in Figure 1.

5280 is an established waste handling and disposal company with extensive operations in the Denver metropolitan area. The company principally handles construction and demolition ("C&D") waste generated from commercial construction and renovation projects. Increasingly, our company's focus is on enhancing recycling, advancing sustainable solutions, and otherwise minimizing waste disposed of at landfills. We are experiencing an increase in demand for projects requiring LEED certification which are subject to established environmental standards, including requirements for recycling specified volumes of waste. We are also looking at expanding recycling capabilities for all C&D wastes collected at our project sites, focusing on such specific materials as drywall.

In short, beyond our LEED certified projects, 5280 is responding to general customer and public demand for better capabilities to recycle all forms of C&D waste by developing this sorting center. The process is as follows. At the construction site, potentially recyclable C&D materials (e.g. metals) are sometimes separated out and put into different bins than those materials that are not recyclable. The recyclable materials are separately marked, and non-recyclables are sent to the landfill.

Much more often, there is insufficient room or personnel onsite to sort C&D waste, or the construction company does not have a program in place for separating recyclables. In this case, recyclables are commingled with other waste streams and 5280 collects all C&D waste generated from the project without any further separation.

Once the material arrives via covered 5280 bins to our facility, and is delivered into the building via the tipping pad, a second sorting step will occur. This will involve manually separating material into individual bins (e.g. one for metal, another for glass, etc) for final recycling, and segregating any final material that is not truly recyclable (e.g. stray trash). This second step is the one addressed in this operations and design plan, where material is will be sorted inside the new recycling facility to be constructed on 5280's current location .

As confirmed by informal discussions with representatives of the Colorado Department of Public Health and Environment ("CDPHE"), the activities and operations to be performed at this Site clearly constitute recycling (involving "Recycled Materials", as defined in the Adams County code). In turn these C&D recycling operations will be governed by Section 8.5 of the applicable CDPHE rules, which are intended to support and encourage this very beneficial purpose. This document is designed to meet the requirements governing operations plans contained in Section 8.5.5, of the Colorado Department of Public Health and Environment solid waste regulations, as well as to incorporate all Adams County requirements.

2.0 General Data and Maps

2.1 OPERATOR

On-site Manager: William Bradley
On-site Phone: 720-884-0300
Email: Bill@5280waste.com

Property Owner Contact:
Alpha Industrial LLC
c/o Nick Ware
6015 W. 56th Ave.
Arvada, CO 80002
303-428-2899
dnware@alphamilling.com

2.2 LOCATION

The 8.7-acre Property is currently owned by Alpha Industrial LLP but under contract to be purchased by 5280, with closing now set for May 2017. A Site Location Map is shown in Exhibit 1.

Table 1: Subject Property Parcels, Ownership, and Zoning

Subject Property Description				
Location:	605 W. 62nd Ave. Denver, CO 80216		**County:**	Adams
Lat/Long:	39.810640,-104.992700		**Acreage:**	8.7
Parcel No.	**Owner**	**Buildings**	**Property Type**	**Zoning:**
0182510201006	Alpha Industrial LLP	2	Commercial	I-3

2.3 Physical Description of the Property

The Property is 8.7 acres in size and is located in an industrialized area of the Clear Creek Valley in Denver, Colorado. The Property elevation is approximately 5170 feet above mean sea level (amsl) and slopes downward slightly to the northeast. The Property is not located in a floodplain. There are no water bodies on or adjacent to the Property. The nearest water body is Clear Creek located approximately 0.5 miles to the north.

A drainage channel is located along the northern Property boundary parallel to Interstate highway 76 (I-76). Methane gas vents are also present along the north edge of the Property. These vents were installed by the Colorado Department of Transportation (CDOT) during construction of I-76 to prevent methane migration under the highway. A slurry wall is incorporated into the vent design plans which is likely influencing groundwater flow in the area.

Four wells permitted for domestic use were identified within a half-mile of the Property in down-gradient locations. Based on the age of the domestic permits, their location within the North Pecos Water and Sanitation District service area, and prior well user surveys conducted in connection with the nearby Broderick Wood Products NPL Site, these wells are not believed to be used for domestic purposes currently. No domestic wells are present on the Property.

3.0 Operating Standards and Procedures

3.1 BASIC WASTE STREAM CHARACTERIZATION

The types of materials to be managed include all materials generated when one demolishes an existing structure and begins construction – thus, the term "C&D" waste. C&D waste consist of wood waste, drywall, asphalt, soil, concrete, glass, some metal materials (e.g. rebar), and other related building materials. The handling and sorting process and overall purpose of the sorting center is described above in Section 1.1. No liquid, leachable, or non-solid materials are generated in this process.

3.2 AMOUNTS HANDLED

The containers contain up to 30 yards of material and will arrive onsite covered and secure. Depending on project flow and related demands, we would not have more than 10 containers staged onsite awaiting recycling at any one time for a total of 300 yards of material. In addition there could be up to another 7 to 8 containers actively undergoing recycling within the sorting center. Recycling of material will typically begin within 24 hours of being onsite with an expected turnaround time of 72 hours to be hauled to the final disposal destination.

Accordingly, there would be no true "stockpile" location within the facility, as all material would be either stored temporarily in covered 5280 dumpsters used to transport materials to the site, or be unloaded via the tipping pad into the sorting area of the recycling facility and handled within the 24-hour turnover rate.

3.3 DISPOSAL

All solid waste passing through the recycling center which cannot be recycled is currently sent to:

(1) Denver Arapahoe Disposal (DADS)
3500 South Gun Club Road
Aurora, CO 80018
Phone 303-690-4303

Should other landfills be used in the future, they will be added to this plan. Recycled materials will be delivered to various customers in Colorado.

4.0 Facility Design – Prevention of Unauthorized Traffic and Dumping

4.1 LOADING AND UNLOADING AREAS

The sorting center will be a newly-constructed, enclosed and covered structure protected from the elements. Attached as Figure 2 is a basic flow plan for the site and building. A temperature-controlled environment is not necessary, but our facility will have a misting system for dust control. While C&D material is largely inert, protection from the wind is important to control debris. Accordingly, there will be truck access doors on two sides that can be closed to secure the interior.

The structure will require a reinforced concrete slab and footing to allow for light truck movement and material storage within the building. An exterior concrete tipping pad will be made of reinforced concrete to support material unloading, and to support the weight of trucks in the tipping process. Per County requirements, the site will be landscaped and fence screening added.

4.2 ON SITE ROADS/TRAFFIC CONTROL

The site has been used for maintenance, servicing and storage of our fleet of trucks and roll-off containers for several years. Accordingly, we have a history of the traffic patterns on the site and in the neighboring area. See Figure 2. A traffic letter has been being prepared from a licensed qualified traffic engineer and is available for review. Based on the projected recycling volume, there will not be a significant impact to traffic patterns both in the neighboring area and within the subject site. The area is heavily industrial (zoned 1-2) and otherwise well suited for the intended use. For this reason, we expect no nuisance or other trash distribution issues to arise from this additional operation and will maintain the Site in its current clean, neat and orderly manner.

4.3 GATE, FENCING AND SIGNAGE

A gate is located on the site access road about 900 feet from the entrance building. This gate is closed and locked during non-operating hours to prevent unauthorized access to the facility. The site is manned and monitored at all times to ensure no unauthorized access occurs. Bins are closely monitored to ensure no illegal dumping occurs or unauthorized waste is introduced into our waste streams. If this occurs, any such material will be sorted out during the on-site sorting process at our facility and disposed of properly.

Operating hours are posted on the gate. A sign at the intersection of the entrance road and Highway 73 shows the name of the facility, the operating hours and the telephone number. The company's web site and printed materials describe the types of solid wastes that are accepted and not accepted.

The proposed building will be covered but will provide for truck access to dumpsters on the South and East sides of the building. There will not be any outdoor storage of material and we therefore do not anticipate any additional security fencing.

4.4 EQUIPMENT

In addition to the physical structure, recycling equipment necessary will include a bobcat for

moving waste material for more efficient sorting; additional roll-off containers for the sorted material; and a truck scale to weigh all incoming and outgoing waste/recyclable materials. Two roll-off trucks with hoists are required for the anticipated increase in volume generated by the sorting process. Similarly, approximately 15 additional roll-off containers will be needed for the sorting efforts.

5.0 Environmental Controls

5.1 Windblown Debris Control

We do not expect any trash or other waste material to be generated by our transfer of recyclable C&D waste in covered containers to the Site. Therefore, we would not plan at this point to account for removal of any trash generated from our operation along public rights-of-way or to any neighboring property. If these issues arise they will be immediately addressed by onsite personnel.

5.2 Noise, Dust and Odor Control

We recognized the need to control dust both during the offloading process, sorting at the facility, and final loading and transport. All trucks arriving at the site and leaving the site will be fully covered, and any material not sorted immediately at the recycling facility will remain covered until sorting occurs. We are also familiar with both CDPHE and OSHA requirements governing dust control and will ensure that all appropriate measures are taken to both minimize dust within the facility and meet any specific OSHA regulations. If necessary, a spray or other wetting system will be employed, but such considerations will be further vetted and incorporated into final design at the building permit stage.

5.3 Vector Control

Given the nature of the materials, enclosed nature of the facility, and short holding times involved and level of outdoor storage, we anticipate no vector issues. 5280 will be maintaining the facility in a very clean state after each sorting activity. No nuisance issues will be created by this activity.

5.4 FIRE PROTECTION

In the event of a fire at the facility that cannot be controlled by operating personnel, the emergency response system will be activated by calling 911 and the facility will be evacuated of all customers and non-essential personnel.

5.5 RECORDKEEPING

Current Site operations include an office area where records are stored; all appropriate data required by state and local regulations will be maintained.

6.0 Closure Plan

The closure plan for the final closure of the recycling center is as follows:

(1) Any remaining waste (which is not expected) will be disposed at the landfill currently being used or any available alternative(s).

(2) The Colorado Department of Public Health and Environment and the Jefferson County Health Department will be notified in writing of a temporary or permanent closure of the recycling center.

(3) All equipment relating to the recycling center will be removed from the current location.

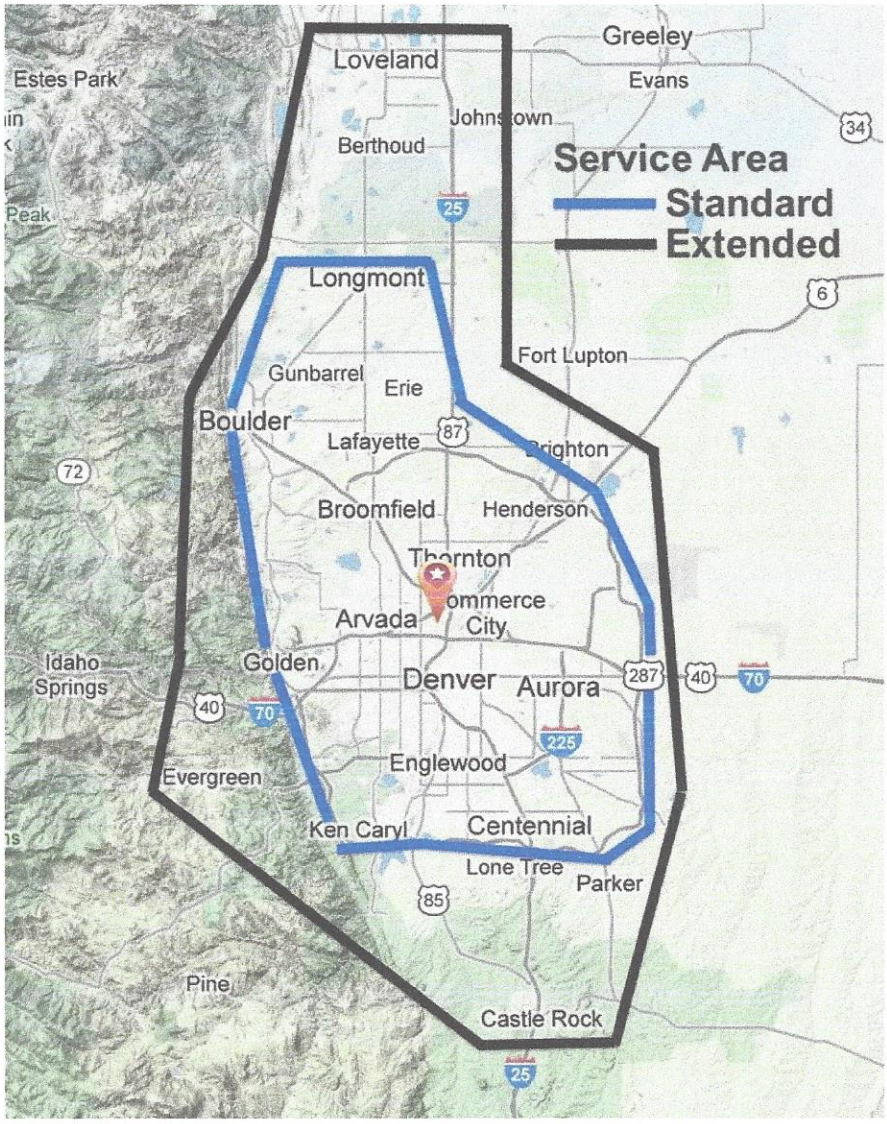
(4) A performance bond will be maintained to ensure all work is completed.

(5) 5280 initiated a voluntary cleanup project at the Site to identify any preexisting Site impacts and enhance its usability going forward. This project culminated in receipt of a CDPHE No Action Determination dated November 25, 2015 which approved the Site for ongoing use, including the anticipated sorting and recycling station and ancillary activities. This will assist in ongoing handling of site issues and will be closely followed and comply with in completing the closure plan.

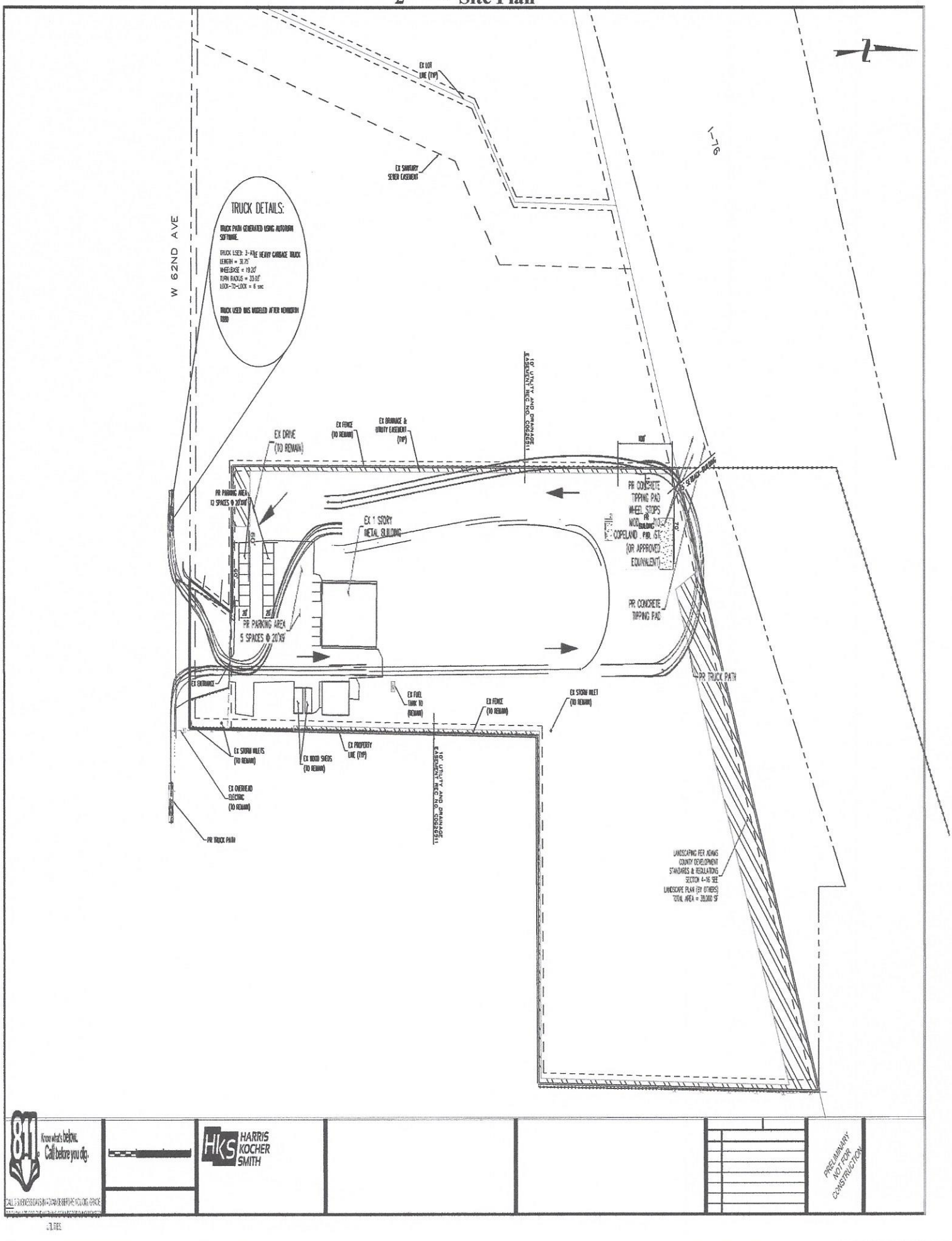
Figures/Tables

1. Location and Vicinity
2. Site Plan

1 – Location and Vicinity



2 – Site Plan


TRUCK DETAILS:
TRUCK PATH GENERATED USING AUTOTURN SOFTWARE.
TRUCK USED: 3-AXLE HEAVY GARBAGE TRUCK
LENGTH = 31.75'
WHEELBASE = 19.20'
TURN RADIUS = 33.00'
LOCK-TO-LOCK = 6 sec
TRUCK USED WAS MODELED AFTER KENWORTH T880
W 62ND AVE
EX LOT LINE (TYP)
EX SANITARY SEWER EASEMENT
EX DRIVE (TO REMAIN)
EX FENCE (TO REMAIN)
EX DRAINAGE & UTILITY EASEMENT (TYP)
10' UTILITY AND DRAINAGE EASEMENT REC'D 1525251
PR PARKING AREA 12 SPACES @ 20'X9'
EX 1 STORY METAL BUILDING
PR PARKING AREA 5 SPACES @ 20'X9'
PR CONCRETE TIPPING PAD WHEEL STOPS PER MFR. SPECS (TYP) COPELAND - PHD-15-TF (OR APPROVED EQUIVALENT)
PR CONCRETE TIPPING PAD
PR TRUCK PATH
EX ENTRANCE
EX FUEL TANK TO REMAIN
EX FENCE (TO REMAIN)
EX STORM INLET (TO REMAIN)
EX STORM INLETS (TO REMAIN)
EX WOOD SHEDS (TO REMAIN)
EX PROPERTY LINE (TYP)
EX OVERHEAD ELECTRIC (TO REMAIN)
PR TRUCK PATH
10' UTILITY AND DRAINAGE EASEMENT REC'D 1525251
LANDSCAPING PER ADAMS COUNTY DEVELOPMENT STANDARDS & REGULATIONS SECTION 4-16 SEE LANDSCAPE PLAN (BY OTHERS) TOTAL AREA = 39,000 SF
Know what's below. Call before you dig.
HKS HARRIS KOCHER SMITH
PRELIMINARY NOT FOR CONSTRUCTION

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

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

Commenting Division: Development Services, Planning
Name of Reviewer: Christopher LaRue
Date: 2/14/15
Email: clarue@adcogov.org

PLN1. Please provide a copy of the Design and Operations Plan. This plan shall incorporate all of the referral comments. This is required with the Conditional Use Permit. Conditions and elements contained in the plan would likely become conditions of this permit. The Environmental Analyst concurred with wanting this plan included. The requested Plan is attached. While we were a bit unclear about which referral comments you were wanting addressed (not all were relevant), we have incorporated those that seemed relevant to this Plan. Note particularly our updated description of the sorting process and waste stream in Sections 1.1 and 3.1 and 3.2, which incorporate recent referral comments on these matters. We agree that these should become part of the project description in lieu of earlier descriptions, which did not provide as much detail on the sorting process and the like.

Ms Rutter's comments about the CDPHE regulations attached to PLN1 (page 2) are duly noted, but we wanted to make clarification on timing. As Wolf Kray at CDPHE can confirm, these requirements (e.g. registration) are triggered when the building is actually built and we are ready to begin the recycling process. The same is true of the Plan itself, and CDPHE does not review the Plan contents but simply asks for the recycler to have the Plan available. In short, we are fully aware of these requirements and will meet them upon operation. Of course, we recognize that Adams County has its own process and requirements and we have therefore done everything possible to develop this Plan in advance for your review. However, we may need to update or amend this Plan as the permitting/recycling process evolves and the building is actually constructed or other changes occur.

PLN2. Per Section 4-16 of the Adams County Development Standards and Regulations, all landscaping requirements shall be addressed in the Conditional Use Permit Submittal. A landscape and screening plan was not provided with the application. You plan shows a landscaping area on the north part of the property, but does not provide any details. In addition no landscaping is depicted on the south part of the property along West 62nd Avenue. Landscape along the property frontage is required. Your plan needs to provide a breakdown of types and numbers of the proposed species of trees, shrubs, and grass. Please review Section 4-16 and (and more specifically 4-16-19-01) and demonstrate compliance. See attached and enclosed landscape plan.

PLN3. Will your use occupy this entire site? Is the site currently vacant? No history of building permits or change-in-use permits could be found for the property. If there is an existing use can you provide documentation it was legally permitted? Our recycling use, which is part of this application, will occupy only the sorting facility and related area

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry — DISTRICT 1
Charles "Chaz" Tedesco — DISTRICT 2
Erik Hansen — DISTRICT 3
Steve O'Dorisio — DISTRICT 4
Jan Pawlowski — DISTRICT 5

identified in the site plan and related description submitted to you previously. It will not occupy the entire site. The site is not vacant, as described previously. We have been a tenant for several years and believe that our uses and activities have been in full compliance with current zoning and County requirements, and are unaware of any concerns with the current owner's past activities or uses.

PLN4. Please double check with Engineering to determine the level of Traffic Study they need to review. See attached response from Greg Labrie from Development Engineering Services.

PLN5. At a minimum, staff would anticipate imposing the following conditions:

a. No more than 20 dumpster could be stored on site at one time. Noted

b. All material shall be stored within sealed dumpsters except during sorting activities. Noted

c. A 5 year limit on the Conditional Use Permit. In order to qualify for financing we are requesting a 10 year term on the Conditional Use Permit. We have attached Citywide Bank's letter requiring the 10 year term.

d. The bond shall be given to the County prior to operations commencing on site. Noted

e. Compliance with the FGO. Noted.

From: Jen Rutter
To: Chris LaRue
Subject: RE: Case # RCU2016-00026, 5280 Waste Solutions re-submittal
Date: Friday, February 10, 2017 3:44:40 PM

Thank you, Chris.

The applicant has provided sufficient details for their operations in their answers to my questions and concerns. I would like to know if they have complied with CDPHE's requests:

1) registering as a recycling facility Yes we have had multiple conversations with CDPHE. Upon approval of the CUP we will finalize our process with CDPHE.
2) submitting annual reports on types and quantities of materials received at the facility Yes upon the commencement of our sorting efforts these reports will be maintained on site and submitted to all the authorities.
3) meeting the 75% minimum material turnover rate. Noted and this minimum threshold will be attainable.
4) developing an operations plan See attached and enclosed.

If so, I would like a copy of their operations plan that they have submitted to CDPHE. Will send upon submission to CDPHE.

Jen Rutter
Senior Environmental Analyst, *Community & Economic Development Department*
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601
O: 720.523.6841 | jrutter@adcogov.org
www.adcogov.org

From: Aaron Clark
To: Chris LaRue
Subject: RE: Case # RCU2016-00026, 5280 Waste Solutions re-submittal
Date: Friday, February 03, 2017 2:03:12 PM

Thanks, Chris. Nothing from Parks on this one.

From: Chris LaRue
Sent: Friday, January 27, 2017 3:31 PM
To: Chris LaRue
Subject: RE: Case # RCU2016-00026, 5280 Waste Solutions re-submittal

Please review the attached re-submittal regarding this case and return any comments to me by 2/10/17.

Thank you,

Christopher C. LaRue
Senior Planner, *Community & Economic Development Department*
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, W2000A
Brighton, CO 80601
O: 720.523.6858 | clarue@adcogov.org
www.adcogov.org

From: Chris LaRue
Sent: Thursday, September 08, 2016 11:08 AM
To: Chris LaRue
Subject: Case # RCU2016-00026, 5280 Waste Solutions request for comments

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following request:

Conditional Use Permit to operate a recycling facility (construction & demolition waste) in the I-3 zone district.

This request is located at:	605 W 62ND AVE
The Assessor's Parcel Number is:	0182510201006
Applicant Information:	5280 WASTE SOLUTIONS LLC DOUG GANNETT 7010 BROADWAY STE 107 DENVER, CO 80221

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by **09/30/2016** in order that your comments may be taken into

From: Greg Labrie
To: Chris LaRue
Subject: RE: Case # RCU2016-00026, 5280 Waste Solutions re-submittal
Date: Tuesday, February 07, 2017 1:59:31 PM
Attachments: image003.png

Chris,

Development Engineering has the following comments for the above reference project:

Eng1; Must use existing access point. No additional access onto the site will be allowed. Adams County will reserve the right to require a Traffic Impact study depending on change in operations or a change in the number of employees located at the site. Noted

Eng2; The applicant is proposing to install over 3,000 square feet of impervious area with the new structure on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval. Noted

Eng3; Flood Insurance Rate Map – FIRM Panel # (08001C0611H), Federal Emergency Management Agency, March 5, 2007. 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. Noted

Eng4; The project site is not within the County's MS4 Stormwater Permit area. The installation of erosion and sediment control BMPs are expected. Noted

Email or call with questions.

Sincerely,

T. Greg Labrie, PE, CFM
Senior Engineer
Adams County
Development Engineering Services
4430 S. Adams County Parkway
Brighton, CO 80601
Ph # 720-523-6824

From: Chris LaRue
Sent: Friday, January 27, 2017 3:31 PM
To: Chris LaRue
Subject: RE: Case # RCU2016-00026, 5280 Waste Solutions re-submittal

Please review the attached re-submittal regarding this case and return any comments to me by 2/10/17.

Tri-County Health Department

February 9, 2017

Chris LaRue
Adams County
Community & Economic Development Department
4430 S Adams County Pkwy, Suite W2000
Brighton, CO 80601-8204

RE: 5280 Waste Solutions CUP Resubmittal, RCU2016-00026
TCHD Case No. 4247

Dear Mr. LaRue:

Thank you for the opportunity to review and comment on the Conditional Use Permit to operate a construction and demolition recycling facility in the I-3 zone district located at 605 W 62nd Ave. Tri-County Health Department (TCHD) previously reviewed the application in a letter dated September 30, 2016 with the following comments which have been addressed by the applicant satisfactorily.

Construction and Demolition Recycling Facility
Recycling of industrial materials has the potential to cause odors, ground water contamination, and nuisance conditions. Recycling facilities are regulated by the Hazardous Materials and Waste Management Division of Colorado Department of Public Health and Environment (CDPHE) under Section 8.5 of 6 CCR 1007-2, Part 1.

The applicant does not specify what materials will be recycled. Depending on odor or fugitive dust concerns of the materials, air quality controls within the facility may be required by CDPHE.

In the narrative, the applicant indicates contradicting information about the location where separation will occur. Under Introduction/Need, in the second paragraph, it states that "Under these LEED certified projects, source separation occurs at the construction site…" but in the Recycling/Facility Layout section it states that "material would be delivered via the tipping pad on the south, sorted inside the facility." Location of sorting may affect which regulations apply to the site. CDPHE will determine which regulations apply - the narrative indicates that the applicant has already been in contact with CDPHE. More information can be found at https://www.colorado.gov/pacific/cdphe/recycling or by contacting Wolf Kray from CDPHE at (303) 692-3337.

The applicant responded by specifying that the type of materials to be recycled on the site are limited to construction and demolition (C&D) materials and that two separate steps of sorting will occur – one at the construction site to separate out recyclable materials, and one inside the facility to sort types of recyclable materials.

Vector Control – Outdoor Storage

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. Often, storage of materials can attract rodents such as mice and rats which carry diseases that can be spread to humans through contact with rodent feces, urine, or saliva. To prevent rodent infestations, TCHD recommends that the applicant keep the facility as clean as possible and create a plan for regular pest control. More information on rodent control can be found at http://www.tchd.org/400/Rodent-Control.

The applicant responded by clarifying that there will be no outdoor storage and that measures to prevent nuisances and control vectors will be contained in their operations plan which will be developed prior to operations.

Fugitive Dust

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, heart disease, and low birth weight. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions, including fugitive dust. TCHD recommends that the applicant employ on-site dust control measures to minimize the amount of dust created at the project site and ensure that trucks leaving the facility are covered. More information is available at https://www.colorado.gov/pacific/cdphe/categories/services-and-information/environment/air-quality/business-and-industry.

The applicant responded by confirming that trucks will be covered and OSHA regulations regarding dust control will be met.

Please feel free to contact me at (720) 200-1585 or lbroten@tchd.org if you have any questions regarding TCHD's comments.

Sincerely,

Laurel Broten, MPH
Land Use and Built Environment Specialist
Tri-County Health Department

CC: Sheila Lynch, Monte Deatrich, Lisa Oliveto, TCHD

From: Loeffler - CDOT, Steven
To: Chris LaRue
Subject: RCU2016-00026, 5280 Waste Solutions Resubmittal
Date: Thursday, February 02, 2017 11:05:16 AM

Chris,

I have reviewed the resubmittal named above. Previous comments dated September 20, 2016 still apply. I will reproduce them below.

I have reviewed the request for comments regarding the a CUP to operate a recycling facility located at 605 W 62nd Ave and have the following comments:

- No objection to the CUP Noted
- If grading will be done on this property, we will want to review the drainage report to make sure Interstate 76 Right-of-Way will not be negatively impacted. Noted
- .Any signing on this property that will be visible to Interstate 76 must be on-premise in nature and only advertise goods or services that are available on that property and must comply with any other applicable rules governing outdoor advertising in Colorado, **2 CCR 601-3. Noted**

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit

P 303.757.9891 | F 303.757.9886
2000 S Holly Street, Denver, CO 80222
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

Xcel Energy℠
PUBLIC SERVICE COMPANY

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

February 9, 2017

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

Attn: Chris LaRue

Re: 5280 Waste Solutions Re-Submittal, Case # RCU2016-00026

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the conditional use permit plans for **5280 Waste Solutions** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing electric distribution facilities within the subject property. The property owner/developer/contractor must contact the **Builder's Call Line** at 1-800-628-2121 **or** https://xcelenergy.force.com/FastApp (*register*, application can then be tracked) and complete the application process for any new gas or electric service, or modification to existing facilities. 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. Noted

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction. Noted

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

Douglas Gannett

From: Greg Labrie <GLabrie@adcogov.org>
Sent: Thursday, April 06, 2017 2:45 PM
To: 'Douglas Gannett'
Subject: RE: RCU2016-00026 5280 Waste Solutions case comments

Douglas,

The Traffic Impact Letter that was submitted is in accordance with the Adams County Development Standards and Regulations and it satisfies the requirements established by the Transportation Department.

T. Greg Labrie, PE, CFM
Senior Engineer
Adams County
Development Engineering Services
4430 S. Adams County Parkway
Brighton, CO 80601
Ph # 720-523-6824

From: Douglas Gannett [mailto:doug.gannett@5280waste.com]
Sent: Thursday, April 06, 2017 12:26 PM
To: Greg Labrie
Cc: Douglas Gannett
Subject: FW: RCU2016-00026 5280 Waste Solutions case comments

Hello Greg

I am finalizing our comments for re-submittal on the CUP referenced above and I wanted to confirm that the information provided earlier is sufficient. Per your email below on 11/23 you requested a traffic letter from an engineer. We submitted this in February to the County along with our requested items. I believe it was reviewed by you and accepted at that time but I want to clarify. I have attached another copy of the traffic letter and

certification. Chris Larue asked me to check in with you to make sure this item has been cleared, at least initially, understanding that the County can require a traffic study at a later date. Pending this we are ready to re-submit for final consideration on the CUP.

Please let me know.

Thank you,

Doug Gannett

Douglas Gannett
Principal
5280 Waste Solutions LLC
847-441-2826 office
847-502-3397 cell

www.5280waste.com

From: Greg Labrie [mailto:GLabrie@adcogov.org]
Sent: Wednesday, November 23, 2016 8:40 AM
To: Chris LaRue <CLaRue@adcogov.org>
Cc: Douglas Gannett <doug.gannett@5280waste.com>
Subject: Re: RCU2016-00026 5280 Waste Solutions case comments

Chris,

Given the information shared in the email below, Development Engineering will only require a traffic letter signed and stamped by a professional engineer stating that the development will generate 5 to 10 trips per week which is below the threshold of 20 trips per day that would require a traffic impact study. Therefore, the development will not have a significant impact on the Adams County roadway system. This type of statement or letter should satisfy Transportations requirements.

Sincerely,
Greg

On Nov 21, 2016, at 3:10 PM, Chris LaRue <CLaRue@adcogov.org> wrote:

CITYWIDE BANKS®

February 27, 2017

Mr. Christopher C. LaRue

Senior Planner, Community & Economic Development Department

Adams County, Colorado

4430 South Adams County Parkway, W2000A

Brighton, CO 80601

Dear Mr. LaRue,

I am writing on behalf of 5280 Waste Solutions, Inc. and Mr. Doug Gannett. These parties have applied for a CUP on the property located at 605 W. 62nd Avenue, Denver, CO 80216.

Citywide Banks is conditionally committed to providing financing for the purchase of this property and the construction of a steel building to be used as a recycling sorting center. For this building, Mr. Gannett and 5280 Waste Solutions, Inc. have requested a CUP.

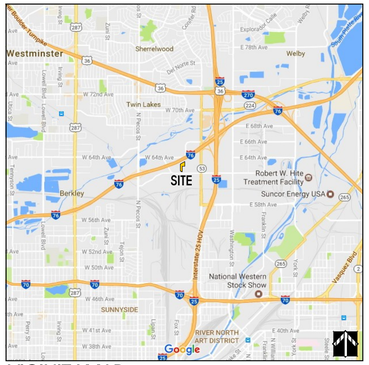
Per your conversation with Mr. Gannett, Citywide Banks will require a minimum ten year CUP since the term of our loan to 5280 Waste Solutions will be ten years. The bank wants to ensure 5280 Waste Solutions can continue to operate at this location for the term of our loan.

Please call me at 720-840-6713 with any questions you may have. Thank you for considering our request.

Sincerely,

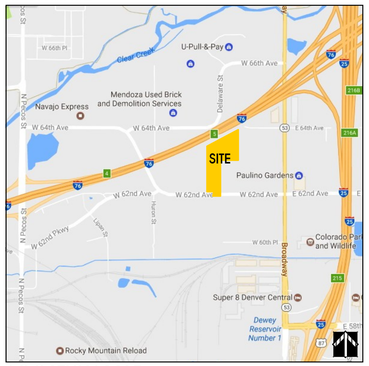
Kimberli S. Palmer

Senior Vice President



VICINITY MAP

NOT TO SPECIFIC SCALE



LOCATION MAP

NOT TO SPECIFIC SCALE

2015 AERIAL OF SITE

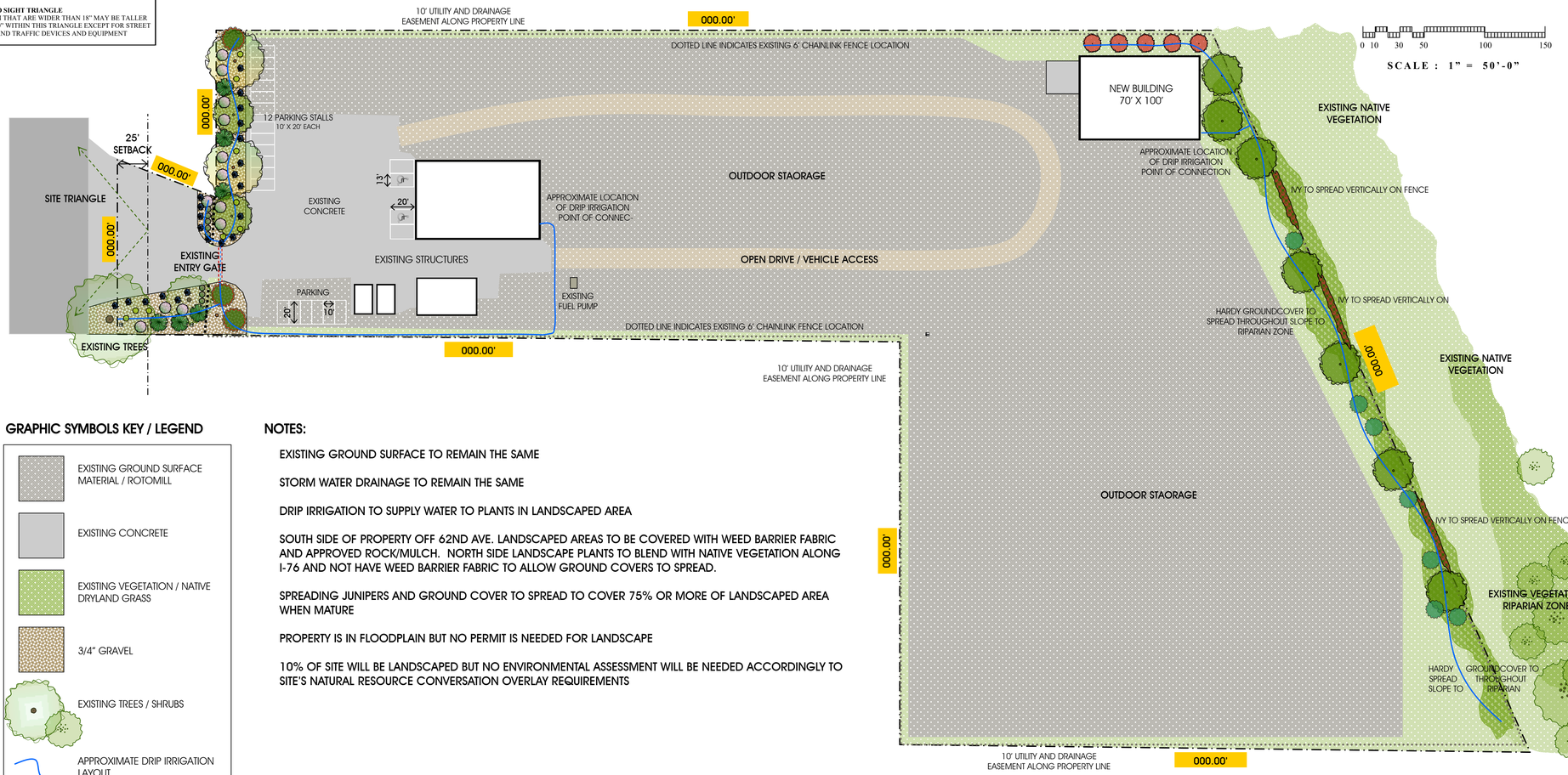
NOT TO SPECIFIC SCALE

SIGHT TRIANGLE RESTRICTIONS:

PEDESTRIAN SIGHT TRIANGLES
NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE

CORNER SIGHT TRIANGLE
MUST BE FREE OF ALL ITEMS OVER 30" IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT

AASHTO SIGHT TRIANGLE
NO ITEM THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC DEVICES AND EQUIPMENT



GRAPHIC SYMBOLS KEY / LEGEND

- EXISTING GROUND SURFACE MATERIAL / ROTOMILL
- EXISTING CONCRETE
- EXISTING VEGETATION / NATIVE DRYLAND GRASS
- 3/4" GRAVEL
- EXISTING TREES / SHRUBS
- APPROXIMATE DRIP IRRIGATION LAYOUT
- SCH 80 PVC SLEEVE

NOTES:

EXISTING GROUND SURFACE TO REMAIN THE SAME

STORM WATER DRAINAGE TO REMAIN THE SAME

DRIP IRRIGATION TO SUPPLY WATER TO PLANTS IN LANDSCAPED AREA

SOUTH SIDE OF PROPERTY OFF 62ND AVE. LANDSCAPED AREAS TO BE COVERED WITH WEED BARRIER FABRIC AND APPROVED ROCK/MULCH. NORTH SIDE LANDSCAPE PLANTS TO BLEND WITH NATIVE VEGETATION ALONG I-76 AND NOT HAVE WEED BARRIER FABRIC TO ALLOW GROUND COVERS TO SPREAD.

SPREADING JUNIPERS AND GROUND COVER TO SPREAD TO COVER 75% OR MORE OF LANDSCAPED AREA WHEN MATURE

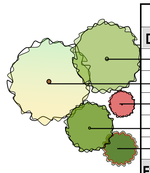
PROPERTY IS IN FLOODPLAIN BUT NO PERMIT IS NEEDED FOR LANDSCAPE

10% OF SITE WILL BE LANDSCAPED BUT NO ENVIRONMENTAL ASSESSMENT WILL BE NEEDED ACCORDINGLY TO SITE'S NATURAL RESOURCE CONVERSATION OVERLAY REQUIREMENTS

AREA CALCULATIONS

ELEMENT	SIZE	TOTAL SQUARE FOOTAGE	% OF SITE
SITE			100
LANDSCAPE BORDER/BEDS			10

PLANT INFORMATION



Graphic Symbol	Quantity	Common Name	Botanical Name	Height	Spread	Installed size
Deciduous Trees						
	2	Shademaster Locust	Gleditsia triacanthos inermis 'Shademaster'	50'	35'	2½" cal.
	2	Kentucky Coffeetree	Gymnocladus dioicus	60'	50'	3" cal.
	4	Crimson Spire Oak	Quercus 'Crimschmidt'	45'	15'	2" cal.
	7	Lanceleaf Cottonwood	Populus x acminata	50'	30'	2½" cal.
	3	Amur Maple	Acer ginnala	25'	20'	2" cal.
Evergreen Trees						
	6	Pinyon Pine	Pinus edulis	25'	15'	6'
Deciduous Shrubs						
	12	Common Purple Lilac	Syringa vulgaris	15'	8'	5 gal.
	7	Sand Bar Willow	Salix exigua	10'	6'	5 gal.
	8	Arctic Fire Dogwood	Cornus stolonifera 'Farrow'	4'	4'	5 gal.
	9	Rabbitbrush	Chysothamnus nauseosus	4'	4'	5 gal.
Evergreen Shrubs						
	22	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	10"	6'	5 gal.
Spreading ground cover / vine						
	100	Purpleleaf Wintercreeper	Euonymus fortunei 'Coloratus'	12-24"	24-36"	1 gal.
	6	Engleman Ivy	Parthenocissus quinquefolia engelmanii	to cover	fence	1 gal.

Shademaster Locust | Kentucky Coffeetree | Pinyon Pine | Crimson Spire Oak | Lanceleaf Cottonwood | Ginnala Maple

Lilac | Artic Blue Willow | Red-twig Dogwood | Rabbitbrush | Blue Chip Juniper | Purpleleaf Wintercreeper groundcover | Engleman Ivy vine on fence

Know what's below. Call before you dig.

PREPARED FOR:

5280 WASTE SOLUTIONS

605 W. 62nd Ave.
Denver, Colorado 80216

ARCHITECT/DESIGNER:
Sacred Soil Designs

DATE: 03.09.2017 INITIALS

REVISIONS:

SITE IMPROVEMENT LANDSCAPE PLAN

SHEET NUMBER:

1 OF 1