



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

**CASE NAME: PECOS LOGISTICS PARK
CASE NO.: PRC2019-00016**

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT STAFF REPORT**

Planning Commission

January 23, 2020

CASE No.: PRC2019-00016	CASE NAME: Pecos Logistics Park
Owner's Name:	Pecos Logistics Park, LLLP
Applicant's Name:	Matt Mitchell, Westfield Co.
Applicant's Address:	4221 Brighton Blvd., Denver, CO 80216
Location of Requests:	5751 North Pecos Street
Parcel Numbers:	0182509300023, 0182509300056, 0182509300058, 0182509300063, 0182509300065, 0182509300067, 0182509309001, 0182509312001, 0182509312002, 0182509313002, 0182550934002, 0182509300068, 0182509300069
Nature of Requests:	1) Major subdivision preliminary plat to create three lots and two tracts (PLT2019-00031); 2) Roadway Vacation for a portion of Pecos Street (VAC2019-00003); 3) Waiver from subdivision design standards for West 56 th Avenue (PLT2019-00032)
Current Zone Districts:	A mix of Industrial-3 (I-3), Industrial-2 (I-2), Industrial-1 (I-1), and Residential-1-C (R-1-C).
Future Land Use:	Industrial
Total Site Area:	66.6 acres (2,899,197 sq. ft.)
Hearing Date(s):	PC: January 23, 2020 / 6:00 pm BoCC: February 11, 2020 / 9:30 am
Report Date:	January 17, 2020
Case Manager:	Greg Barnes
Staff Recommendation:	APPROVAL with 18 Findings-of-Fact and 2 Notes

SUMMARY OF APPLICATIONS

Background:

The applicant, Westfield, Co., intends to develop a multi-tenant heavy logistics center along the northern portions of West 56th Avenue between Vallejo Street and Pecos Street. The proposed development is known as the Pecos Logistics Park and will redevelop an approximately 67-acre

site. The site is currently occupied by Rocky Mountain Prestress (a concrete production facility), as well as by other light industrial manufacturing, warehousing, office, and single-family residential uses. According to the applicant, seven buildings are anticipated to be constructed on the site, with full project buildout proposed to include over 1,100,000 square feet of industrial building area.

Westfield is requesting a major subdivision preliminary plat, roadway vacation, and waiver from subdivision design standards. The plat request encompasses 13 existing parcels. The proposal would combine these parcels into three lots and three tracts. Upon approval of these applications, the applicant will be expected to submit rezoning and final plat applications. The applicant intends to rezone the entirety of the development to Industrial-2 (I-2). The final plat shall accompany an associated subdivision improvements agreement, which would facilitate the construction of public improvements that support the proposed development.

On August 27, 2019, the Board of County Commissioners approved an associated application for the creation of a special district on the site known as the Pecos Logistics Park Metro District. The creation of the special district allowed the developer to create financing to build infrastructure and provide services that will support the development.

The applications also include a roadway vacation and a waiver from subdivision design standards. Although these applications are included in the staff report, the requests do not require a hearing before the Planning Commission, only before the Board of County Commissioners. The roadway vacation request will allow the owners to retain ownership of a 10,000 square-foot portion of land along Pecos Street. The County no longer requires this right-of-way, and the applicant wishes to retain ownership.

The applicant is also requesting an alternative street design along West 56th Avenue. This alternative design can be approved by a waiver of Subdivision Design Standards. This request will allow improvements along West 56th Avenue to occur on the northern side of the street without interference or loss of land area to those properties to the south of the roadway. The properties to the south are single-family residential uses within the Marion Manor subdivision.

Zone District Regulations:

Currently, the subject properties of the rezone request are designated as a mix of Residential-1-C (R-1-C), Industrial-1 (I-1), I-2, and Industrial-3 (I-3). The applicant intends to rezone the properties with the final plat process. Per Section 3-25-01 of the County's Development Standards and Regulations, the purpose of the I-2 zone district is to accommodate light manufacturing, processing, fabrication, assembly, and storage of non-hazardous material. Uses permitted in the I-2 zone district include the proposed heavy logistics center. The dimensional requirements for the I-2 zone district include a minimum of one-acre lot size and minimum one hundred (100) foot lot width.

The proposed lots conform to the minimum lot width and lot size standards for all the current and proposed zone districts in the area. The smallest of the three lots measures approximately 17.8 acres and has a lot width of approximately 550 feet.

Subdivision Design and Improvements

The proposed preliminary plat has been reviewed by County staff for consistency with the County's Subdivision Design Standards (Section 5-03). The proposed plat has been designed to be appropriate for development, and the lot configuration is suitable for access and emergency services. The approved Pecos Logistics Park Metro District will ensure a cohesive development, which has available infrastructure and services to support the development. The proposed subdivision will be served by the Denver Water and the Berkeley Sanitation District. All documentation has been provided to ensure conformance with the County's water supply requirements.

Per Section 5-02-05 of the County's Development Standards and Regulations, an SIA will be required with a final plat. The SIA allows for construction of infrastructure, such as public streets, curbs, gutters, sidewalks, and storm sewers to be constructed on the property. In addition, non-residential subdivisions, public land dedication is required to support regional parks. Section 5-05-05-04 of the County's Development Standards allows for cash-in-lieu of land dedication. These cash-in-lieu fees will be expected to be paid prior to scheduling the final plat application for public hearings.

Future Land Use Designation/Comprehensive Plan:

The future land use designation on the property is Industrial. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of the Industrial future land use designation is to provide for a wide range of employment uses, including manufacturing.

The request to create larger lots with larger building envelopes will encourage this type of development in the area. In addition, the creation of a subdivision will enhance the overall infrastructure in the area, which will better serve the long-term goals of the County's Comprehensive Plan.

The proposed use of the property as a heavy logistics center on a 64.3-acre redevelopment site is consistent with the future land use designation, as well as the Clear Creek Valley TOD Plan and the Adams County Comprehensive Plan's vision for redevelopment of the Pecos Junction station. Both plans encourage the development of a mixed-use employment area at the Pecos Junction station, focused primarily on office, commercial, and industrial uses.

Site Characteristics:

Much of the subject property is currently occupied by outdoor storage, light manufacturing, warehousing, office, and single-family dwelling dispersed throughout the properties. Most of the site has been utilized by Rocky Mountain Prestress historically. Two existing, unplatted single-family homes that are included within the site were constructed in 1953 and 1957.

The property fronts West 56th Avenue to the south (a collector right-of-way), Pecos Street to the east (an arterial right-of-way), Vallejo Street to the west (a local right-of-way), and the Union Pacific Railroad to the north. Tejon Street (a local right-of-way) stretches north past West 56th Avenue and dead ends within the site. Access to the existing industrial portions of the site is currently taken from Tejon and Pecos Streets. Access to the existing single-family homes is currently taken from Vallejo Street and West 56th Avenue.

Surrounding Zoning Designations and Existing Use Activity:

Northwest <u>R-1-C</u> Single-Family Residential	North <u>I-3</u> Union Pacific Railroad	Northeast <u>I-3</u> Union Pacific Railroad
West <u>R-1-C</u> Single-Family Residential	Subject Property <u>I-1, I-2, I-3, and R-1-C</u> Industrial/ Residential	East <u>C-5, I-2, and I-3</u> Commercial/Industrial
Southwest <u>R-1-C</u> Single-Family Residential	South <u>R-1-C</u> Single-Family Residential	Southeast <u>R-1-C</u> Single-Family Residential

Compatibility with the Surrounding Area:

The surrounding properties to the west and south are single-family residential dwellings with R-1-C zoning. Most of these homes are within the Clearview and Marion Manor subdivisions. The proposal to construct a heavy logistics center on the subject property will improve overall compatibility in the area. The northern side of West 56th Avenue does not currently have sidewalks and the subject properties are developed with a large wall along the frontage of 56th Avenue. The proposed development will include curb, gutter, and sidewalk along this roadway, and a cohesive landscaping design will be required at the time of development. In addition, most of the subject site is currently zoned I-3, and the proposed development will reduce the intensity directly adjacent to residential uses; the industrial uses on-site will be moved from outdoor storage and concrete manufacturing to primarily indoor warehousing and trucking.

The northern and eastern portions of the site are directly adjacent to Union Pacific Railroad lines and commercial and industrial uses. The proposed preliminary plat will allow moderate industrial development that is compatible with those uses.

Per Section 8-02-02 of the County's Development Standards and Regulations, a traffic study is required with these applications. Staff reviewed the traffic study and has no outstanding concerns with potential traffic generation from the site. A new traffic study may be required during review of any building permit for new development on the property.

These applications are compatible with the overall area and are not detrimental to public health and safety. Approval of these requests will be consistent with the character of development activities in the area

Staff Recommendation:

Based upon the application, the criteria for approval, and a recent site visit, staff recommends approval of these requests (major subdivision preliminary plat), roadway vacation, and waiver of subdivision design standards with 18 findings-of-fact and 2 notes:

RECOMMENDED FINDINGS-OF-FACT

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.
10. The roadway vacation complies with these standards and regulations and the original conditions of approval.
11. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
12. The roadway vacation is in keeping with the purpose and intent of the subdivision regulations.
13. The approval will not adversely affect the public health, safety, and welfare.

14. The vacation does not leave any land adjoining the roadway without an established public road or private access easement connecting said land with another established public road.
15. If the roadway is a state or federal highway, the vacation has been approved by the state transportation commission.
16. Extraordinary hardships or practical difficulties result from strict compliance with these standards and regulations
17. The purpose of these standards and regulations are served to a greater extent by the alternative proposal.
18. The waiver does not have the effect of nullifying the purpose of these standards and regulations.

Recommended Notes to the Applicant:

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.
2. The preliminary plat approval shall expire on February 11, 2022 if a final plat application is not submitted to the Adams County Community and Economic Development Department.

CITIZEN COMMENTS

Notifications Sent	Comments Received
458	3

All property owners and occupants within 1,000 feet of the subject property were notified of the request. As of writing this report, staff has received three comments on the preliminary plat. The three comments provided did not indicate support or opposition to the proposed development. Concerns and suggestions were provided regarding traffic, compatibility, and design.

COUNTY AGENCY COMMENTS

Staff reviewed the request and has no outstanding concerns with the proposed applications.

REFERRAL AGENCY COMMENTS

No referral agencies expressed outstanding concerns with the proposed preliminary plat. CDOT provided comments that can be addressed at the time of final plat.

Responding with Concerns:

Colorado Department of Transportation

Responding without Concerns:

Colorado Division of Parks & Wildlife

Colorado Division of Water Resources

Colorado Geological Survey

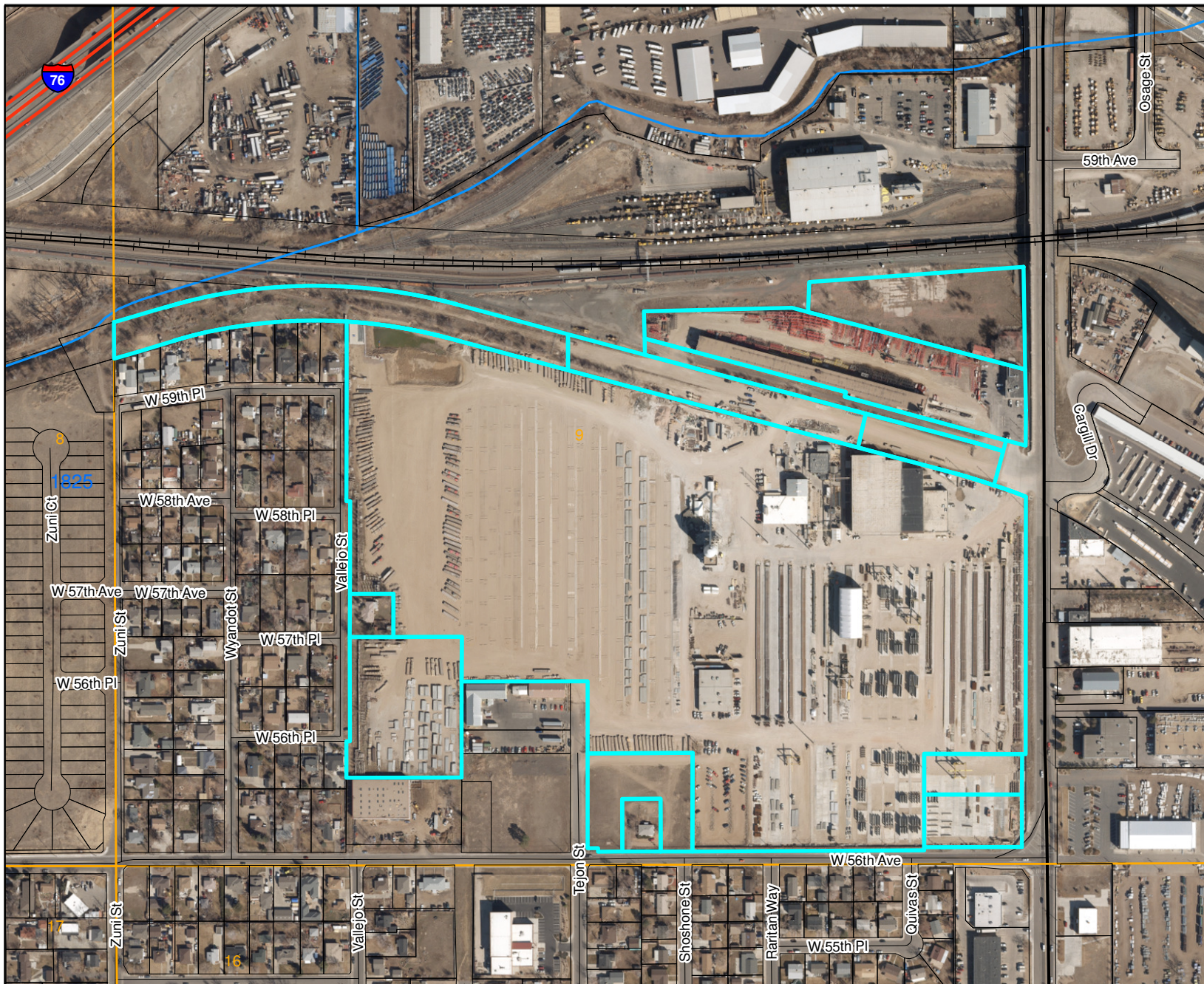
Metro Wastewater

TCHD

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams County Fire
Adams County Sheriff
Berkeley Neighborhood Association
Berkeley Sanitation District
Century Link
Colorado Div. of Mining Reclamation and Safety
Comcast
Crestview Water & Sanitation District
Fisher Ditch Company
Goat Hill Neighborhood Group
Mapleton Schools #1
Mobile Gardens
North Lincoln Water & Sanitation District
North Pecos Water & Sanitation District
Northridge Estates at Gold Run HOA
Pecos Logistics Park Metro District
RTD
The TOD Group
Union Pacific Railroad
U.S. EPA
U.S. Post Office
Westminster School District #50



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Pecos Logistics Park

PRC2019-00016 (formerly PLT2019-00013)

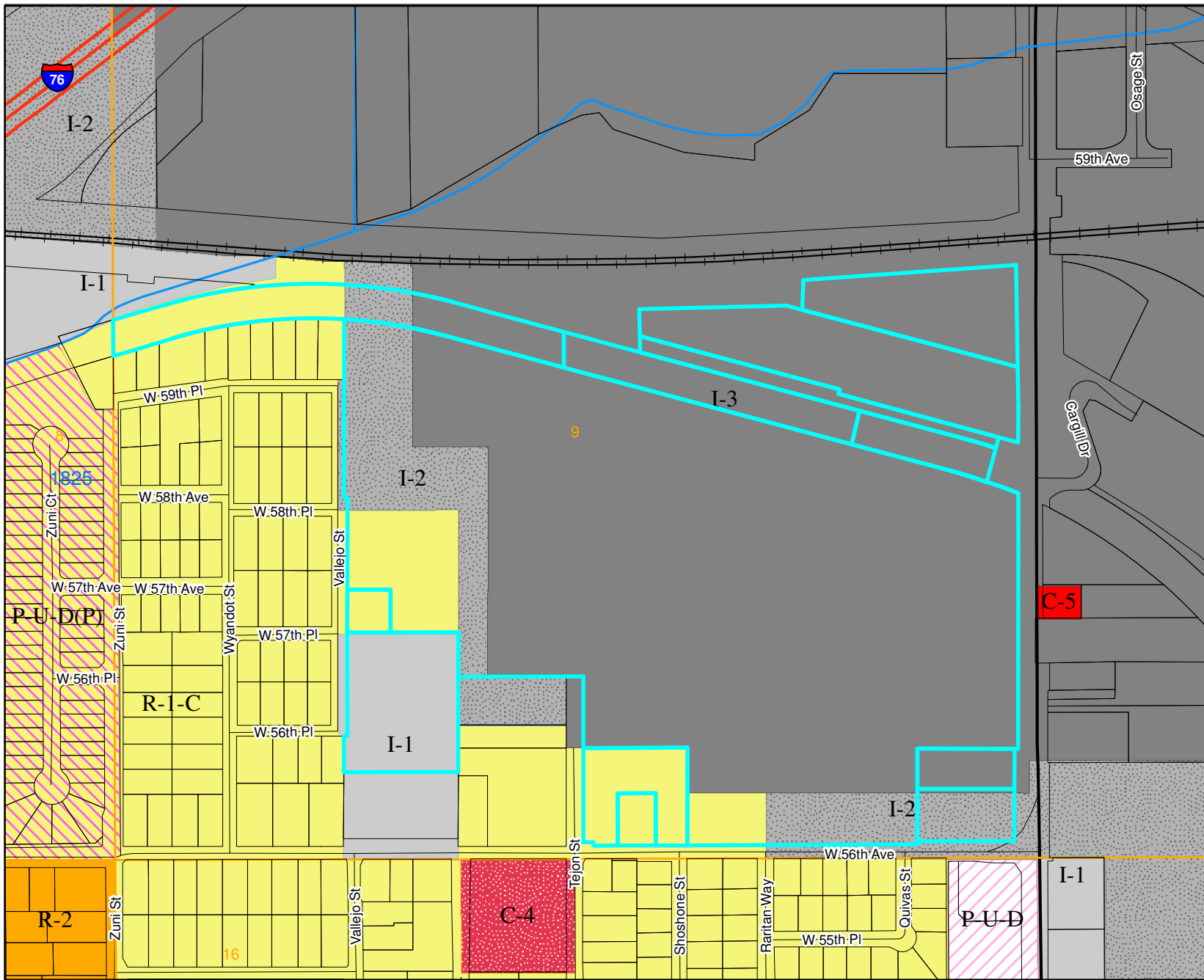


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ADAMS COUNTY
COLORADO

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



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

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

Pecos Logistics Park

PRC2019-00016 (formerly PLT2019-00013)

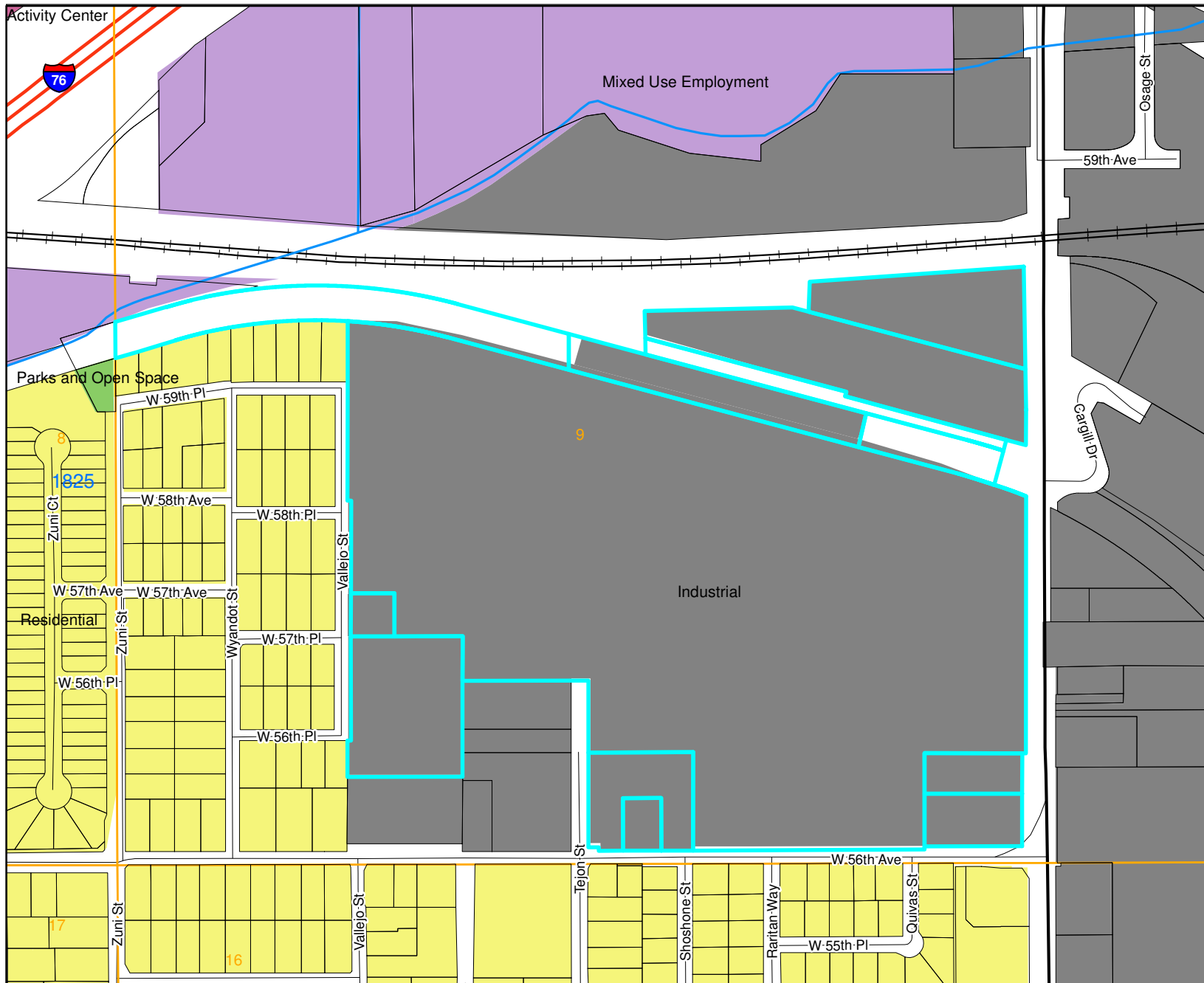


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Legend

- Railroad
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Pecos Logistics Park

PRC2019-00016 (formerly PLT2019-00013)



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ADAMS COUNTY
COLORADO

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Written Description of the Project

Project Flatiron
April 29, 2019

1. Three (3) 32' clear height speculative warehouse industrial buildings totaling 639,070 square feet on 33.71 acres located in Welby, CO (Adams County) in the North Denver Metro at the North East Corner of 74th and Clayton.
 - A. The project will require acquisition of 7 parcels currently zoned Agriculture & Residential and doing an assemblage and re-zone into one parcel through a Major Subdivision Plat process.
 - B. Building 1 – 181,020 SF front park-rear load facility located up front along 74th Ave. 40 dock high doors, 4 grade level doors. Parked at a 1.1/1,000 ratio.
 - C. Building 2 – 290,450 SF cross dock facility located center lot. 64 dock high doors, 6 grade level doors. Parked at a 0.7/1,000 ratio.
 - D. Building 3 – 167,600 SF front park-rear load facility located back of lot. 40 dock high doors, 4 grade level doors. Parked at a 1.2/1,000 ratio.
 - E. Buildings will be constructed of tilted concrete exterior skin with storefront assemblies for future offices and basic architectural feature on 6"-7" reinforced slabs on grade with shallow footers and foundations.
 - F. ESFR Fire Sprinklers.
 - G. The project Includes demolishing roughly 500,000 SF of existing structures, commercial agriculture buildings and residential houses.
2. Off-site Improvements
 - A. Possible off-site requirements stipulated by AHJ; improvements along 74th and/or Clayton Ave.
 - B. Additional Traffic Signal at Clayton and 224.

PECOS LOGISTICS PARK FILING NO. 1- PRELIMINARY PLAT

CASE NO.: PLT2019-00013

A REPEAT OF PRESTRESSED-CON SUBDIVISION SECOND FILING; PRESTRESSED-CON SUBDIVISION, LOT 2, BLOCK 1, FELCH SUBDIVISION; RIGHT OF WAY VACATION OF A PORTION OF PECOS STREET

AND UNPLATTED PARCELS OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 7

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER(S) OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER $\frac{1}{4}$ CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING A FOUND 2" DIA. ALLOY CAP STAMPED PLS 29492 IN RANGE BOX; THENCE S02°55'20"W, 924.39 FEET TO THE POINT OF BEGINNING BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2018000084369, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF PECOS STREET; THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE OF PECOS STREET THE FOLLOWING SEVEN (7) DESCRIBED COURSES:

1. THENCE S00°59'29"E, 297.70 FEET;
2. THENCE S00°58'57"E, 117.77 FEET;
3. THENCE S00°00'00"W, 100.17 FEET;
4. THENCE S00°06'02"E, 147.43 FEET;
5. THENCE S00°00'00"W, 742.71 FEET;
6. THENCE S89°48'07"W, 10.30 FEET;
7. THENCE S00°00'00"W, 267.86 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF PECOS STREET AND THE NORTH RIGHT-OF-WAY LINE OF WEST 56TH AVENUE;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 56TH AVENUE THE FOLLOWING FIVE (5) COURSES:

1. THENCE S89°48'07"W, 948.20 FEET;
2. THENCE S00°05'00"E, 10.00 FEET;
3. THENCE S89°48'07"W, 271.20 FEET;
4. THENCE N00°05'00"W, 10.00 FEET;
5. THENCE S89°48'07"W, 30.00 FEET TO A POINT ON THE EAST LINE OF TEJON STREET;

THENCE N00°05'00"W ALONG THE SAID EAST LINE OF SAID TEJON STREET, 481.60 FEET; THENCE DEPARTING FROM SAID EAST LINE OF SAID TEJON STREET S89°48'07"W, 362.20 FEET TO A POINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2012000088342 OF THE ADAMS COUNTY RECORDS; THENCE S00°05'00"E ALONG THE EAST LINE OF SAID PARCEL OF LAND AND SAID LINE EXTENDED, 276.60 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2016000021659 OF THE ADAMS COUNTY RECORDS; THENCE S89°48'07"W ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 332.20 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND, SAID POINT ALSO BEING ON THE EAST LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO.

2013000012831 OF THE ADAMS COUNTY RECORDS; THENCE N00°05'00"W ALONG THE EAST LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2013000012831 OF THE ADAMS COUNTY RECORDS, 90.62 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2013000012831 OF THE ADAMS COUNTY RECORDS, SAID POINT BEING ON THE SOUTH LINE OF VALLEJO STREET; THENCE N89°48'07"E ALONG THE SOUTH LINE OF VALLEJO STREET, 10.00 FEET TO A POINT ON THE EAST LINE OF VALLEJO STREET; THENCE ALONG THE EAST LINE OF VALLEJO STREET THE FOLLOWING TWO (2) COURSES;

1. THENCE N00°05'00"W, 314.38 FEET;
2. THENCE N00°01'00"E, 393.38 FEET;

THENCE S89°51'16"W, 10.00 FEET; THENCE N00°01'00"E ALONG THE EAST LINE OF VALLEJO STREET AND SAID LINE EXTENDED, 517.61 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2007000058444 OF THE ADAMS COUNTY RECORDS, SAID POINT BEING ON THE SOUTH LINE OF THE BNSF RAILROAD RIGHT-OF-WAY AS RECORDED AT RECEPTION NO. 2019000015214 OF THE ADAMS COUNTY RECORDS; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SAID BNSF RAILROAD ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 396.20 FEET, A RADIUS OF 1475.85 FEET, A CENTRAL ANGLE OF 15°22'53", A CHORD DISTANCE OF 395.01 FEET AND WHOSE CHORD BEARS S85°50'00"W TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BNSF RAILROAD ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 106.88 FEET, A RADIUS OF 1382.69 FEET, A CENTRAL ANGLE OF 04°25'43", A CHORD DISTANCE OF 106.85 FEET AND WHOSE CHORD BEARS S75°19'31"W; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD S73°06'32"W, 181.25 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE N00°16'37"W ALONG THE SAID WEST LINE OF THE SAID SOUTHWEST ¼ OF SAID SECTION 9, 104.36 FEET; THENCE N73°06'39"E ALONG THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD, 151.41 FEET; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 115.66 FEET, A RADIUS OF 1482.69 FEET, A CENTRAL ANGLE OF 04°28'10", A CHORD DISTANCE OF 115.63 FEET AND WHOSE CHORD BEARS N75°20'49"E TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 737.76 FEET, A RADIUS OF 1575.85 FEET, A CENTRAL ANGLE OF 26°49'26", A CHORD DISTANCE OF 731.04 FEET AND WHOSE CHORD BEARS S88°26'43"E; THENCE CONTINUING ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD S75°02'00"E, 560.87 FEET; THENCE N01°28'00"W, 125.57 FEET; THENCE N88°32'00"E, 427.11 FEET; THENCE S75°02'00"E, 47.91 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND IN DEED RECORDED AT RECEPTION NO. 2018000084369 OF THE ADAMS COUNTY RECORDS; THENCE N02°21'23"E ALONG THE WEST LINE OF SAID PARCEL OF LAND, 86.37 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND; THENCE N85°52'05"E ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 617.19 FEET TO THE POINT OF BEGINNING,

COUNTY OF ADAMS,
STATE OF COLORADO

THE ABOVE DESCRIBED PARCEL CONTAINS 2,899,197 SQUARE FEET OR 66.56 ACRES MORE OR LESS.

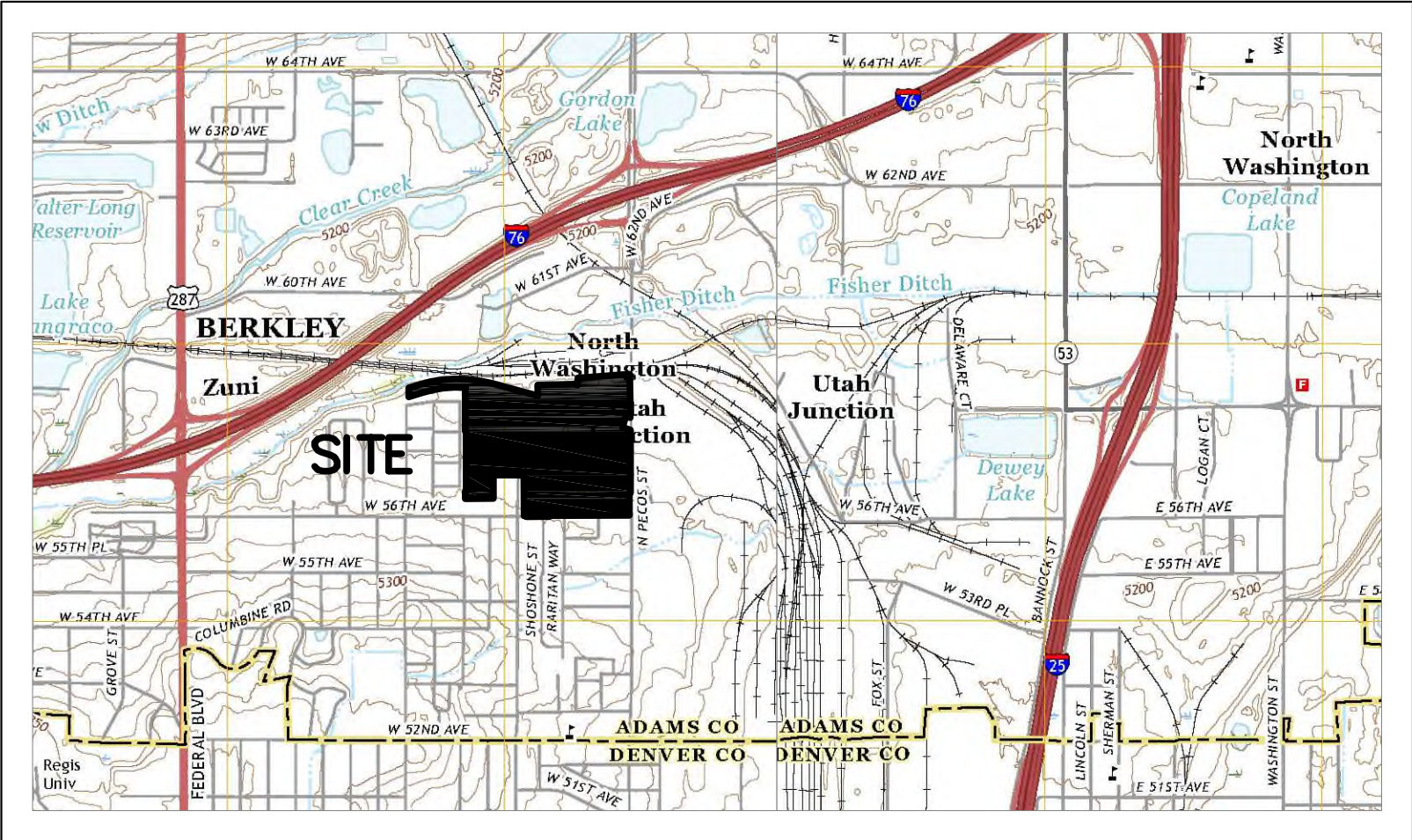
HAVE BY THESE PRESENTS LAID OUT AND PLATTED THE SAME INTO TRACTS, LOTS, EASEMENTS AND STREETS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **PECOS LOGISTICS PARK FILING NO. 1** AND THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS (AND TRACTS) AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

SHEET INDEX:


SHEET 1- COVER SHEET
SHEET 2- NOTES
SHEET 3- LOT MAP
SHEET 4- LOT 1

TRACT "C"
SHEET 5- LOT 2
SHEET 6- LOT 3

TRACT "A"
TRACT "B"
SHEET 7— EXISTING
EASEMENTS



Vicinity Map
1"=2000'



SURVEYORS CERTIFICATE:

I, DAMIEN CAIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAN TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE APRIL 2019, BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT SAID SURVEY HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH SURVEYING OF LAND.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____,
2020

DAMIEN CAIN
STATE OF COLORADO PLS 38284
FOR AND ON BEHALF OF
39 NORTH ENGINEERING AND SURVEYING LLC

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS
_____ DAY OF _____, 2020.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS
THIS ____ DAY OF _____, 2020.

CHAIR

CLERK AND RECORDER CERTIFICATE:

THIS FINAL PLA WAS FILED FOR RECORD IN THE OFFICE OF
THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF
COLORADO AT ____M. ON THE ____ DAY OF
_____, 2020.

BY DEPUTY: _____

PECOS LOGISTICS PARK FILING NO. 1- PRELIMINARY PLAT

A REPLAT OF PRESTRESSED-CON SUBDIVISION SECOND FILING; PRESTRESSED-CON SUBDIVISION; LOT 2, BLOCK 1, FELCH SUBDIVISION; RIGHT OF WAY VACATION OF A PORTION OF PECOS STREET
AND UNPLATTED PARCELS OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 7

CASE NO.: PLT2019–00013

BASIS OF BEARINGS:

AN ASSUMED BEARING OF N00°00'00"E BEING THE EAST LINE OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BETWEEN TWO POINTS 2646.62 FEET APART; ONE POINT BEING A FOUND 2" DIAMETER ALLOY CAP ISTAMPED PLS 24942 IN A RANGE BOX AT THE CENTER ¼ CORNER OF OF SAID SECTION 9 AND THE OTHER POINT BEING THE SOUTH ¼ CORNER OF SAID SECTION 9 THAT WAS CALCULATED FROM A FOUND ILLEGIBLE ALLOY CAP IN A RANGE BOX 5.00 FEET WEST OF SAID SOUTH ¼ CORNER AS PER MONUMENT RECORD TIE SHEETS.

ACCESS RESTRICTION STATEMENT:

ALL ACCESS RIGHTS SHALL BE RESTRICTED ACROSS RIGHT–OF–WAY LINES OF MAJOR HIGHWAYS, PARKWAYS, STREETS OR FREEWAYS, WHERE REQUIRED AS A PROVISION OF APPROVAL. WITH THE FILING OF PECOS LOGISTICS PARK FILING NO. 1 PLAT THERE WILL BE NO ACCESS PROVIDED, OR ALLOWED, TO AND FROM EXISTING VALLEJO STREET.

EASEMENT STATEMENT:

UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY AS SHOWN ON SUBDIVISION PLAT. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES.

STORM DRAINAGE FACILITIES STATEMENT:

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. _____.

RIGHT OF WAY DEDICATION NOTE:

RIGHT OF WAY ALONG PECOS STREET AND WEST 56TH AVENUE ARE TO BE DEDICATED BY THIS PLAT AND PLATTING PROCESS.

RIGHT OF WAY DEDICATED ALONG PECOS STREET: 12,286 SQUARE FEET (0.29 ACRES±)
RIGHT OF WAY DEDICATED ALONG WEST 56TH AVENUE: 3,057 SQUARE FEET (0.07 ACRES±)

RIGHT OF WAY VACATION NOTE:

A PORTION OF THE ADAMS COUNTY PARCEL ALONG PECOS STREET RECORDED AT RECEPTION NO. 2009000069014 OF THE ADAMS COUNTY RECORDS SHALL BE VACATED AND INCORPORATED INTO LOT 2 BY THIS PLAT AND AS SHOWN ON THIS PLAT.

FLOODPLAIN NOTE:

THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FIRM MAP NO. 08001C0592H DATED MARCH 5, 2007.

TRACT NOTE:

TRACT "A" IS FOR THE PURPOSES OF STORM DRAINAGE FACILITIES AND SANITARY SEWER INFRASTRUCTURE. TRACT "A" WILL BE OWNED BY PECOS LOGISTICS PARK, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND WILL BE MAINTAINED BY THE OWNERSHIP OR PECOS LOGISTICS PARK METROPOLITAN DISTRICT.

TRACT "B" IS FOR THE PURPOSE OF PROVIDING A BUFFER AREA THAT TRANSITIONS THE RESIDENTIAL ZONED AREAS TO THE WEST AND THE INDUSTRIAL ZONED AREAS WITHIN THE PECOS LOGISTICS PARK FILING NO. 1 PLATTED LANDS. TRACT "B" WILL BE OWNED BY PECOS LOGISTICS PARK, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND WILL BE MAINTAINED BY THE OWNERSHIP OR PECOS LOGISTICS PARK METROPOLITAN DISTRICT.

TRACT "C" IS FOR THE PURPOSE OF PROVIDING A LANDSCAPE BUFFER AREA ALONG WEST 56TH AVENUE. TRACT "C" WILL BE OWNED BY PECOS LOGISTICS PARK, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND WILL BE MAINTAINED BY THE OWNERSHIP OR PECOS LOGISTICS PARK METROPOLITAN DISTRICT.

TITLE COMMITMENT NOTE:

SURVEYOR RELIED UPON TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY ORDER NO. ABD70603098.3 WITH AN EFFECTIVE DATE OF JUNE 26, 2019, FOR THE PREPARATION OF THIS PLAT.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHB	CHORD
C1	97.37'	1928.00	S70°19'45"E	97.36'
C2	106.88'	1382.69	S75°19'31"W	106.85'
C3	115.66'	1482.69	N75°20'49"E	115.63'
C4	28.91'	40.00	N69°29'36"W	28.28'
C5	34.00'	40.00	N24°26'10"W	32.99'
C6	29.40'	35.50	N00°05'00"W	28.56'
C7	33.74'	35.50	N00°05'00"W	32.49'
C8	74.40'	48.00	S44°24'11"W	67.17'
LINE TABLE				
LINE	LENGTH	BEARING		
L1	58.59'	N75°02'00"W		
L2	10.30'	N89°48'07"E		
L3	10.00'	S00°05'00"E		
L4	10.00'	N00°05'00"W		
L5	30.00'	N89°48'07"E		
L6	10.00'	S89°48'07"W		
L7	10.00'	N89°51'16"E		
L8	47.91'	S75°02'00"E		
L9	86.37'	N02°21'23"E		
L10	3.24'	N89°50'09"E		
L11	27.81'	N36°23'50"E		
L12	178.39'	N00°00'00"W		
L13	25.28'	N00°11'53"W		

CURVE C8 AND LINES L10–L13 ARE IN REFERENCE TO THE STORM DRAINAGE EASEMENT

PECOS LOGISTICS PARK FILING NO. 1- PRELIMINARY PLAT

CASE NO.: PLT2019-00013

A REPLAT OF PRESTRESSED-CON SUBDIVISION SECOND FILING; PRESTRESSED-CON SUBDIVISION; LOT 2, BLOCK 1, FELCH SUBDIVISION; RIGHT OF WAY VACATION OF A PORTION OF PECOS STREET

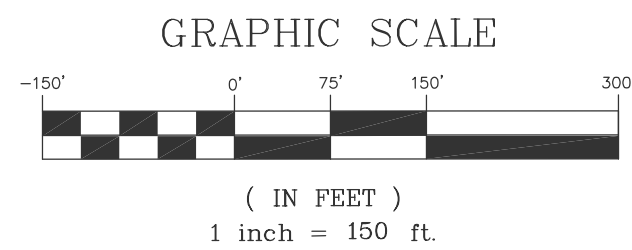
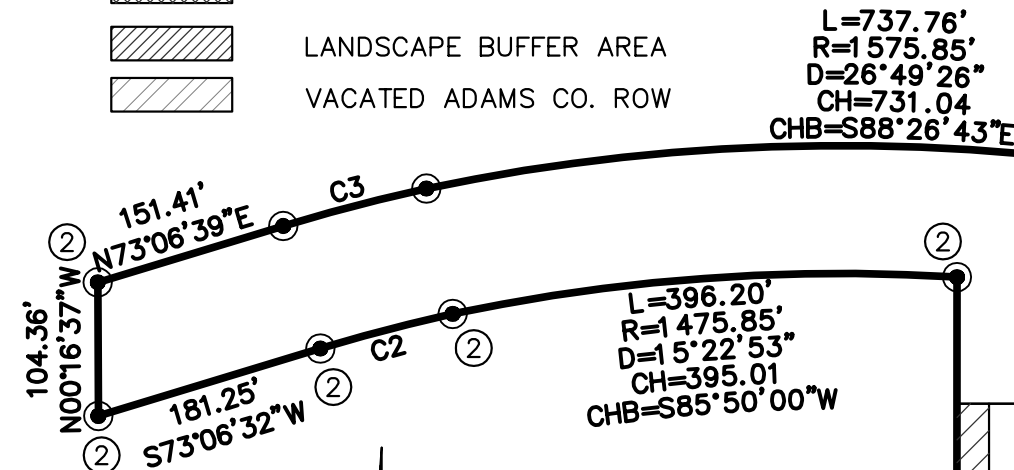
AND UNPLATTED PARCELS OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 7

LINE LEGEND

	PROPERTY BOUNDARY
	LOT LINE
	EASEMENT LINE
	SECTION LINE
	ROW DEDICATION
	R.O.W. DEDICATION AREA
	LANDSCAPE BUFFER AREA
	VACATED ADAMS CO. ROW



● FOUND MONUMENT AS NOTED

● SET NO. 5 REBAR WITH GREEN CAP STAMPED PLS 38284

FOUND MONUMENT LEGEND

- 1 FOUND 3.25" DIA. ALLOY CAP STAMPED ADAMS CO. R.O.W.
- 2 FOUND NO. 5 REBAR WITH GREEN CAP STAMPED PLS 38278
- 3 FOUND NO. 5 REBAR WITH YELLOW ILLEGIBLE CAP
- 4 FOUND NO. 5 REBAR WITH RED ILLEGIBLE CAP
- 5 FOUND NO. 5 REBAR WITH YELLOW CAP STAMPED PLS 9010
- 6 FOUND 2.5" DIA. ALLOY CAP STAMPED PLS 7735
- 7 FOUND 2.5" DIA. ALLOY CAP STAMPED PLS 37917

SW CORNER SW1/4
SEC. 9, T3S, R68W
FOUND ALLOY CAP STAMPED
PLS 16406 IN RANGE BOX

712.11' A.M.
S68°49'08"W

WEST 56TH AVENUE

R.O.W. VARIES

1329.26' A.M.
N89°48'07"E

SOUTH LINE OF THE SOUTHWEST ¼
SECTION 9, T3S, R68W

TEJON STREET

60' R.O.W.

481.60' N00°05'00"W

R.O.W. DEDICATED
BY THIS PLAT
86 SQ. FT.

R.O.W. DEDICATED
BY THIS PLAT
58 SQ. FT.

R.O.W. DEDICATED
BY THIS PLAT
3,057 SQ. FT.
0.07 ACRES

TRACT "C"

LANDSCAPE BUFFER

12,240 SQ. FT.
0.28 ACRES

10' LS BUFFER

STORM SEWER
EASEMENT
DEDICATED
BY THIS PLAT

SW CORNER SE1/4 SW1/4
SEC. 9, T3S, R68W
FOUND ALLOY CAP STAMPED
PLS 27269 IN RANGE BOX

1328.84'
S89°48'07"W

WEST 56TH AVENUE

R.O.W. VARIES

SOUTH ¼ CORNER
SEC. 9, T3S, R68W
FOUND ILLEGIBLE ALLOY
CAP IN RANGE BOX
FOUND MONUMENT IS A
5.00' WITNESS CORNER
AS PER MONUMENT RECORDS

R.O.W. DEDICATED
BY THIS PLAT
12,682 SQ. FT.
0.29 ACRES

END R.O.W. DEDICATION
PECOS STREET

L=17.86'
R=1928.00'
D=0°31'51"
CH=17.86
CHB=N69°08'52"W

UNPLATTED
A PORTION OF
ADAMS COUNTY
RIGHT-OF-WAY
REC. NO.
2009000069014
TO BE VACATED
AS A PART OF
THIS PLAT
8,196 SQ. FT.

CENTER ¼ CORNER
SEC. 9, T3S, R68W
FOUND 2" DIA. ALLOY
CAP IN RANGE BOX
STAMPED PLS 24942
POINT OF COMMENCEMENT

POINT OF
BEGINNING

924.39'
S02°55'20"W

297.70' S00°58'29"E

PECOS STREET

R.O.W. VARIES

117.77' S00°58'57"E

100.17' S00°00'00"W

END R.O.W. DEDICATION
PECOS STREET

L=17.86'
R=1928.00'
D=0°31'51"
CH=17.86
CHB=N69°08'52"W

134.37' S15°01'02"W

145.57' S00°09'51"E

16.67'

742.71' S00°00'00"W

2646.62' A.M.
N00°00'00"E

EAST LINE OF THE SOUTHWEST ¼
SECTION 9, T3S, R68W

BASIS OF BEARINGS

PECOS STREET

R.O.W. VARIES

5.00'

3.48'

4.25'

14.55'

54.45'

742.71' S00°00'00"W

267.86' S00°00'00"W

L12

L11

L10

L9

L8

L7

L6

L5

L4

L3

L2

L1

C1

C2

C3

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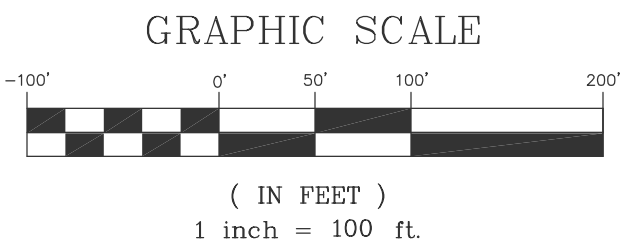
C99

C100

PECOS LOGISTICS PARK FILING NO. 1- PRELIMINARY PLAT

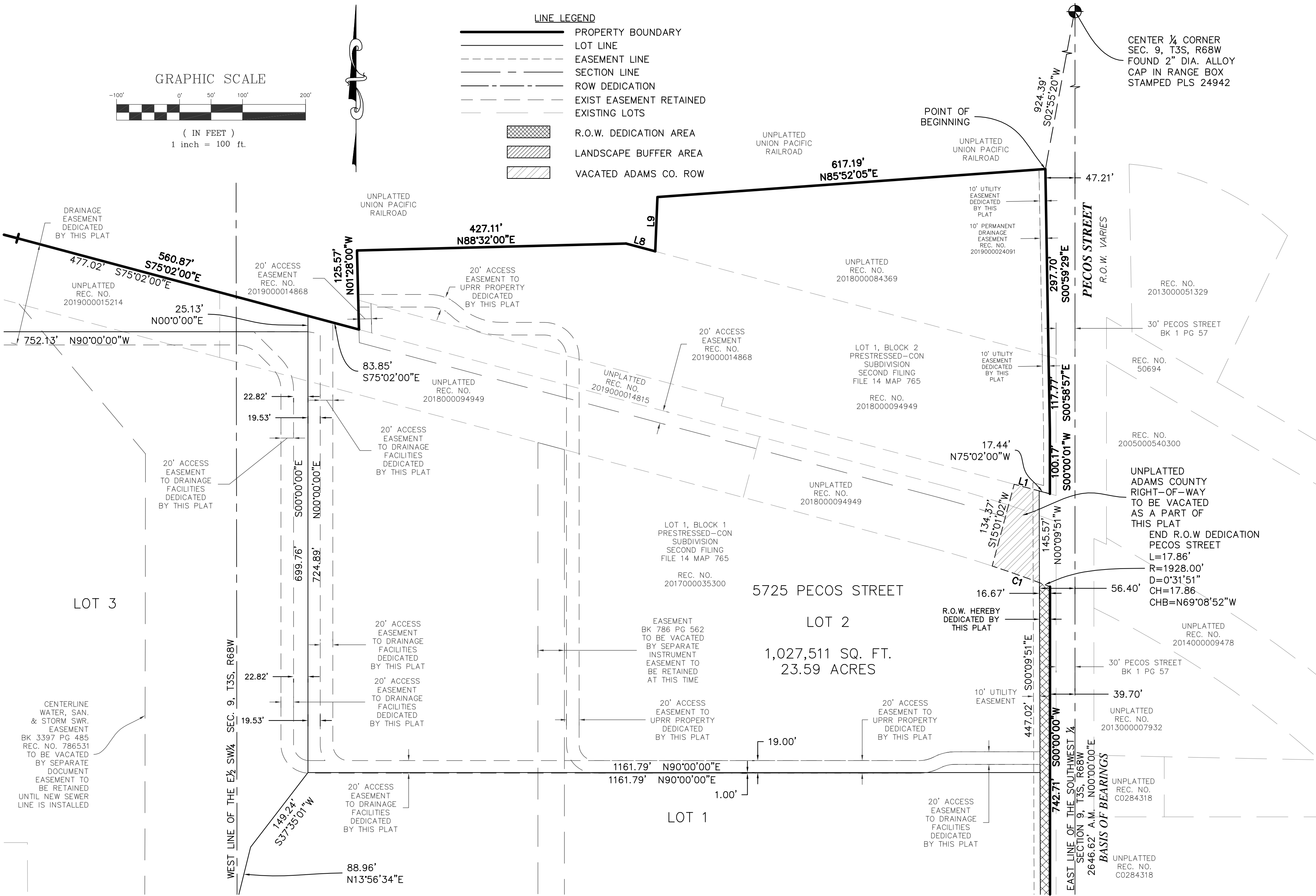
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COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 7

CASE NO.: PLT2019-00013



LINE LEGEND	
	PROPERTY BOUNDARY
	LOT LINE
	EASEMENT LINE
	SECTION LINE
	ROW DEDICATION
	EXIST EASEMENT RETAINED
	EXISTING LOTS
	R.O.W. DEDICATION AREA
	LANDSCAPE BUFFER AREA
	VACATED ADAMS CO. ROW

CENTER 1/4 CORNER
SEC. 9, T3S, R68W
FOUND 2" DIA. ALLOY
CAP IN RANGE BOX
STAMPED PLS 24942

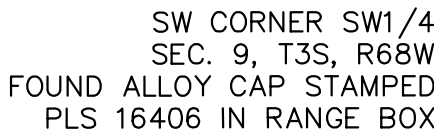


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COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 7



LOT 1, BLOCK 1
FELCH SUBDIVISION
FILE 14 MAP 121

PECOS LOGISTICS PARK FILING NO. 1- PRELIMINARY PLAT

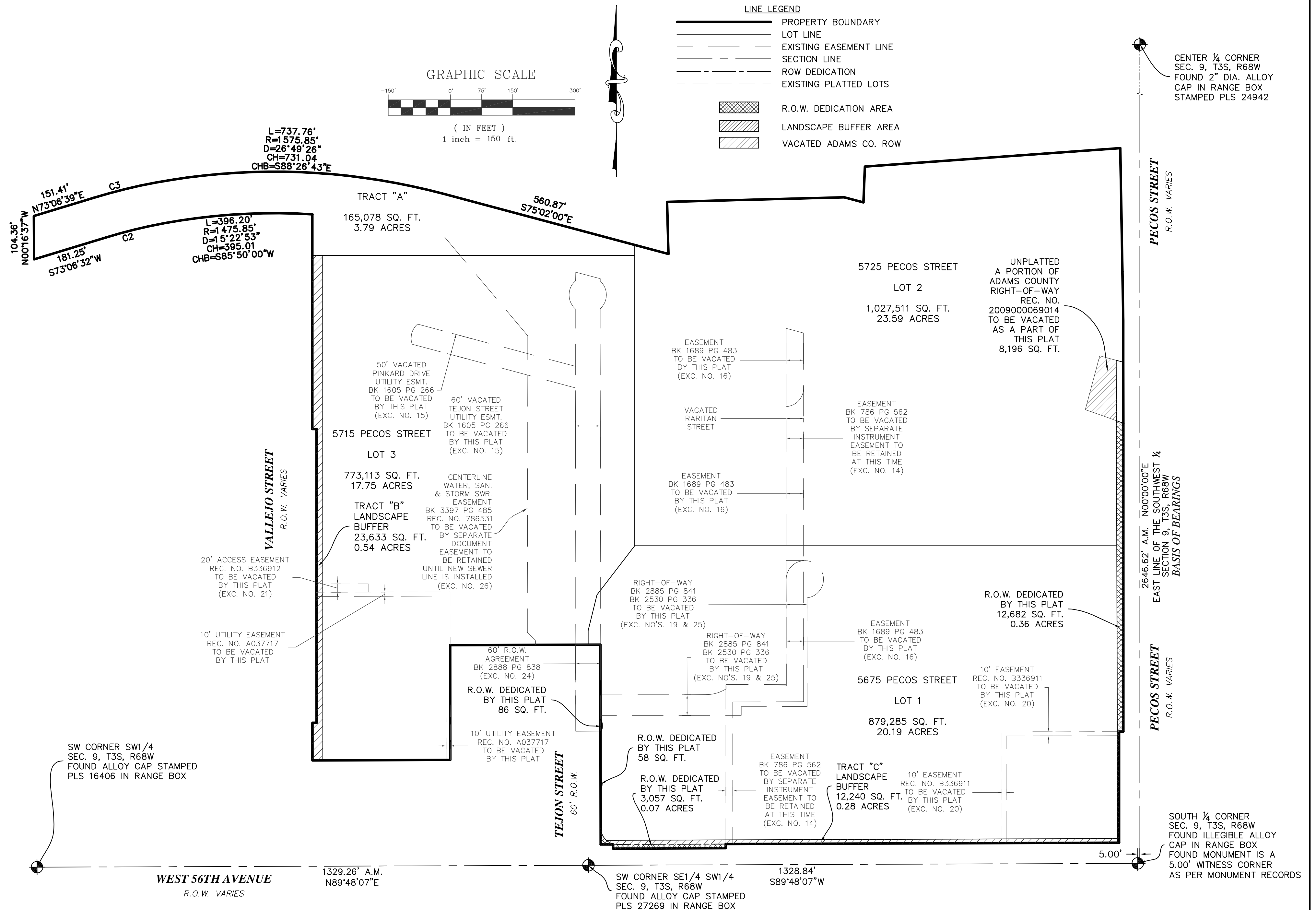
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CASE NO.: PLT2019-00013

AND UNPLATTED PARCELS OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 7





Development Review Team Comments

Date: 12/11/2019

Project Number: PLT2019-00013

Project Name: Pecos Logistics Park, Filing 1

Commenting Division: Planner Review 3rd Review

Name of Reviewer: Greg Barnes

Date: 12/11/2019

Email: gjbarnes@adcogov.org

Complete

PLN01: Update the dates on the signature blocks of the preliminary plat to reference the year 2020.

Commenting Division: Development Engineering Review 3rd Review

Name of Reviewer: Matthew Emmens

Date: 12/11/2019

Email: memmens@adcogov.org

Complete

Review complete. All comments have been resolved. See doc #6014116.

Commenting Division: ROW Review 3rd Review

Name of Reviewer: Marissa Hillje

Date: 11/20/2019

Email: mhillje@adcogov.org

Complete

ROW1: The plat is good to go except one small change

Add the recording information for Tejon Street adjacent to the site.

Commenting Division: Application Intake 3rd Review

Name of Reviewer: Kevin Mills

Date: 11/07/2019

Email:

Complete

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Greg Barnes

Date: 10/15/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Colorado Division of Parks and Wildlife Review 2nd Review

Name of Reviewer: Greg Barnes

Date: 10/15/2019

Email: gjbarnes@adcogov.org

Complete

See attached letter

Commenting Division: Xcel Energy Review 2nd Review

Name of Reviewer: Greg Barnes

Date: 10/15/2019

Email: gjbarnes@adcogov.org

Complete

See attached letter

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Greg Barnes

Date: 10/15/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: As part of your resubmittal, please file a right-of-way vacation application, and pay the associated fees. The plat and ROW vacation can be incorporated into the same document. Application packets can be found at: <http://www.adcogov.org/current-planning-application-packets>.

PLN02: If you wish, we could advance rezoning of the larger lots to I-2 with the preliminary plat. If we do this, you'll have to file another rezoning application with the final plat to rezone the smaller lots. This will require an additional rezoning fee. Please advise.

PLN03: Although the applications for landscape appeal were rejected, staff has met to discuss the request. I believe that our Director, Jill Jennings-Golich, will be reaching out to you to discuss our findings. Please let me know if I can provide further assistance on this matter.

PLN04: Please resolve the concerns issued by the Colorado Department of Natural Resources' Division of Water Resources.

Commenting Division: ROW Review 2nd Review

Name of Reviewer: Marissa Hillje

Date: 09/20/2019

Email: mhillje@adcogov.org

Resubmittal Required

- ROW1. Edit subtitle to include vacation of a part of Pecos Street- see redlines
- ROW2. See redlines for corrections to legal description
- ROW3. Comment about the Adams County right-of-way parcel may need to be re-worded- not sure what this is trying to state
- ROW4. Add a note stating a portion of Pecos street is being vacated by this plat.
- ROW5. Add a legend to each sheet – the legend is for the line types. There may need to be changes to the thickness/type of the parcel lines vs the easement lines.
- ROW6. See redlines for corrections to the pecos street vacation shading/labeling
- ROW7. The right of way dedication for Pecos should get the ½ street to equal 60ft starting south of the Pecos street vacation to 56th Avenue
- ROW8. The Sanitary Sewer easement cannot be dedicated by this plat. It should be dedicated by separate instrument to the sanitation district.
- ROW9. Show Vallejo Street widths adjacent to the property.
- ROW10. ROW was previously vacated for the streets that are internal to the lot. Is there existing utilities and/or easements in there?
- ROW11. See all other redlines on plat attached- missing some information that is on the title report Schedule B- Section 2
- ROW12. The County may require additional notes and redlines comments on next submittals.

Commenting Division: Addressing Review 2nd Review

Name of Reviewer: Marissa Hillje

Date: 09/19/2019

Email: mhillje@adcogov.org

Complete

- ROW1: Add addresses to the plat- see redlines. Lot 1- 5675 Pecos Street, Lot 2- 5725 Pecos Street, Lot 3- 5715 Pecos Street

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Matthew Emmens

Date: 09/18/2019

Email: memmens@adcogov.org

Resubmittal Required

Applicant did not respond to comments from first submittal. See Doc #5985566.

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Amanda Buesgens

Date: 08/30/2019

Email:

Complete

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 06/05/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: The request is for a major subdivision preliminary plat to create three lots of industrial use and an associated tract for public improvements.

PLN02: The properties are currently zoned: Residential-1-C, Industrial-1, Industrial-2, and Industrial-3. The ultimate zoning for these lots will be Industrial-2. The proposed lots do conform to the minimum lot area and width standards for the current and proposed zone districts.

PLN03: The Adams County Comprehensive Plan has designated a future land use of Industrial for the area. This is consistent with the proposal.

PLN04: All public improvements will need to be maintained by an established association of ownership. Public improvements will include not only drainage facilities and public roadways, but also any required landscaping within the right-of-way or required to buffer nearby residential uses.

PLN05: The preliminary plat cannot be advanced until an established system for water and sewer is in-place.

PLN06: Of particular concern is the buffering of the subdivision from nearby residential uses. Please provide a plan to ensure that criterion #9 is being met (Please see Section 2-02-17-03-05, Development Standards and Regulations). A landscape tract is recommended along the western boundary.

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 05/21/2019

Email: memmens@adcogov.org

Resubmittal Required

Review complete. See doc #5940691.

See comment #10, site plan revisions will be necessary.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 05/21/2019

Email: mhillje@adcogov.org

Resubmittal Required

ROW1. The title commitment legal description should match what is on the plat. The submitted title commitment does not cover the entire platted area. Re-submit correct title commitment.

ROW2. Add case # to top right corner.

ROW3. Change signature lines to CHAIR

ROW4. Right-of-way along Pecos is required. Pecos Street requires a right of way ½ street width of 60ft. The dedication should be done directly on the plat.

ROW5. Additional right of way dedication for W 56th Avenue may be required. W 56th Ave is classified as a collector road which requires a width of 80ft.

ROW6. The storm drainage infrastructure should be in County right-of-way. The dedication can be done directly on the plat.

ROW7. Provide deeds/ proof of ownership for the portion of land that was in Rail road right of way.

ROW8. All land being platted shall be under the same ownership.

ROW9. All easements to be dedicated by separate instrument should be recorded and reception # on plat prior to final plat approval. Same for easements to be vacated by separate instrument.

ROW10. The 30ft access easement can be dedicated by this plat. Add a note to detail ownership and maintenance of easement as well as who can use it.

ROW11. Add a note to explain Tract A's purpose and who will own and maintain it.

ROW12. The amount of existing and proposed easements make the plat map difficult to read. Please re-assess choices of lines, type and thickness. Consider adding a page for a cleaner version of the new lots.

ROW13. Additional redlines are on the plat. Additional redlines and comments may be needed at following reviews.

Commenting Division: Addressing Review

Name of Reviewer: Marissa Hillje

Date: 05/20/2019

Email: mhillje@adcogov.org

Resubmittal Required

What street is the main access? That is how the lots are addressed.

PLT2019-00013
Pecos Logistics Park
Engineering Review Comments
1st Review

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0592H), 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.

Applicant Response: *Comment acknowledged – we agree the site is not within a 100-yr flood hazard zone.*

County Comment: Comment closed

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is within the County's MS4 Stormwater Permit area. In the event that the disturbed area of the site exceeds 1 acre, or disturbing less than 1 acre but belonging to a larger subdivision (over 1 acre), the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-030000.

Applicant Response: *Comment acknowledged. The project will comply with all applicable standards. A SWMP plan and report have been provided per the Adams County ESC Template, and the necessary permits will be obtained.*

County Comment: Comment closed

ENG3: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14:
All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
7. Treatment of stormwater flows as close to the impervious area as possible.

LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

Applicant Response: *As this is a logistics site, the opportunities to incorporate low impact development features are very limited. Where possible these features have been incorporated into the design. Along the Pecos frontage, grass swales are being used to treat runoff from Pecos St; In the southwest corner of the site, another swale/vegetated area has been added that receives runoff directly from the adjacent parking; the sidewalk along 56th Ave has been designed as a detached walk, disconnecting the*

impervious surfaces. Additionally, the site plan now depicts a total of 5 areas where stormwater runoff from roof drains may be allowed to discharge to pervious landscaped area.

County Comment: Although not approved yet, the features incorporated in the site plan and shown on the construction plan set are sufficient to satisfy this requirement.

Comment closed.

ENG4: Sustainable Development Practices Section **3-27-06-05-07-08:**

To the maximum extent practicable, new buildings are encouraged to incorporate one or more of the following features:

1. Opportunities for the integration of renewable energy features in the design of buildings or sites, such as: solar, wind, geothermal, biomass, or low-impact hydro sources;
2. Energy-efficient materials, including recycled materials that meet the requirements of these regulations;
3. Materials that are produced from renewable resources;
4. Low-Impact Development (LID) stormwater management features;
5. A green roof, such as a vegetated roof, or a cool roof;
6. Materials and design meeting the U.S. Green Building Council's LEED-NC certification requirements;
7. A greywater recycling system.

Applicant Response: *The project will comply with #5 cool roof where a white membrane will be used, #2 crushed concrete from existing structures on site, which will be demolished, will be utilized to provide approximately 60,000 cubic yards of recycled material for use as on-site structural fill.*

County Comment: These measures are sufficient to meet the sustainable development requirements.
Comment closed.

ENG5: 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 submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: <http://www.adcogov.org/one-stop-customer-center>.

The applicant has submitted construction documents (construction plans, drainage report and Traffic Impact Study) for review. The construction documents are not yet approved. Review of the construction documents is a separate case, comments for the construction document review will be sent to the applicant separately.

Applicant Response: *Comment acknowledged. We will continue to work with the county towards approved Construction documents and applicable studies.*

County Comment: The construction plans are under review and will need to be approved prior to the final plat hearing.

Comment closed.

ENG6: 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.

Applicant Response: *Comment acknowledged – roadway improvements will be constructed as designed and/or approved by the County as well as per the approved TIS. A revised traffic impact study has been included with this submittal that now reflects the updated timing of the proposed development, the most recent Pecos design for the Pecos CIP project, and the developer's efforts to push truck traffic to Pecos rather than W 56th Ave.*

County Comment: Comment Closed

ENG7: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

Applicant Response: *Comment acknowledged, The developer will work with the county on the SIA. Due to the sheer volume of the infrastructure/utility work associated with this development, Developer is requesting that completion of the Sanitary Sewer, Water Lines, Fire Hydrants, Stormwater Drainage, internal roads and ROW improvements and utilities are a condition of Certificate of Occupancy.*

Developer plans on developing the Park per Lot, thus developer further requests that only those utilities and appropriate roads servicing each lot are a condition of C of O for each lot and or building within Lot.

Developer has included a SWMP within the Engineering Construction Drawings and we will fully implement necessary measures required of the SWMP permit prior to commencement of construction activities.

Developer will fully adhere to the requirements of Adams County Fire District as a condition to start of vertical construction, example; adequate and safe means of ingress and egress, adequate fire hydrants for construction purposes, etc. Developer is meeting with Adams County Fire Department on November 6th to determine these requirements.

Developer will include these requirements and associated timing of each within the SIA document.

County Comment: Construction of utilities prior to preliminary acceptance of the public improvements might be possible. Several requirements will need to be met, such as access for emergency vehicles. The developer will need to provide a plan for meeting the necessary requirements. If the plan is adequate, the conditions of approvals and release of permits can be written into the SIA. The details of the SIA will be worked out during the final plat stage.

Comment closed.

ENG8: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Transportation Dept.

Applicant Response: *At the June 12th, 2019 meeting with the County it was discussed and agreed that construction of public improvements would not be a condition of building permits. It was discussed that safe site access and necessary measures as required by the Adams County Fire Department would be a required predecessor for issuance of a building permit. Specific timing and responsibility for payment of costs will be included within the SIA document.*

County Comment: See response to ENG7 above.

Comment closed.

ENG9: The developer is responsible for the repair or replacement of any broken or damaged County infrastructure.

Applicant Response: *Comment acknowledged.*

County Comment: Comment closed.

ENG10: The applicants site plan shows three (3) access points, two on Pecos St and one on W 56th Ave. Vehicle access for the northern entrance onto Pecos Street (directly across from Cargil St) and the access on W 56th Ave will need to be limited to passenger vehicles only; no truck traffic will be allowed to enter or exit from these entrances. The applicant will need to include design features and signage to notify truck drivers that these entrances are not to be used.

Applicant Response: *Owner will provide interior park signage to direct 100% of truck traffic to exit the project at the main, signalized access point on N Pecos St. The various locations for interior park signage are noted on the site plan. The secondary access point on N Pecos St will be right in/right out only with a raised "pork chop" design element and appropriate signage to restrict movement. Heavy truck traffic will be impossible here due to the dimensions and design of this proposed access point. If trucks should attempt to exit at W 56th Avenue, signage will restrict exiting trucks from any movement other than eastbound towards N Pecos St. In addition to signage internal to the Park, Owner intends to stripe 56th street in such a manner to make a righthand turn from Tejon onto 56th Street highly difficult. The nontypical roadway section designed in cooperation with County public works and engineering departments for 56th will work to discourage truck traffic on 56th St as well. As directed by Matt Emmens in his engineering review comments comment No.21 in Document #5995570, a ROW Variance Waiver Application has been submitted with this package for this proposed section. Lastly, the current CIP design for the Pecos CIP project has eliminated the dedicated southbound righthand turn lane from Pecos St. to westbound W 56th St., thus further discouraging truck traffic on 56th St, by making this movement very difficult for large trucks.*

County Comment: The County does understand that completely preventing trucks access to W 56th Ave is impossible. The site design features listed above would appear to be the best practical efforts to prevent truck traffic on W 56th Ave. The applicant should have exhibits showing these design features and, be ready to discuss them at all the public hearings.
Comment closed.

Greg Barnes

From: Whitney Even <weven@acfpd.org>
Sent: Tuesday, December 03, 2019 11:05 AM
To: Greg Barnes
Subject: ACFR Referral Comments - Pecos Logistics Park (PRC2019-00016)
Attachments: PRC2019-00016-RFC.pdf

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

Good morning Greg,

We have reviewed case PRC2019-00016 (Pecos Logistics Park preliminary plat for major subdivision) and have the following comments:

1. During all demolition and construction operations, fire and emergency access needs to be maintained or provided to the site at all times.
2. Building and site demolition shall be in accordance with Chapter 33 of the 2018 International Fire Code. This can be accessed for free at <https://codes.iccsafe.org/content/IFC2018/CHAPTER-33-FIRE-SAFETY-DURING-CONSTRUCTION-AND-DEMOLITION>.
3. Please be aware that site development and utility plans must be electronically submitted to us, reviewed, and approved before site development begins. The applicant met with us in November of this year to discuss the project, however we always welcome additional meetings if requested to ensure all fire code requirements will be met.



Whitney Even
Adams County Fire Rescue
7980 Elmwood Lane
Denver, CO 80221
O: 303-539-6802
C: 720-505-7146

From: Chris Wilder <cwilder@acfpd.org>
Date: Monday, November 18, 2019 at 11:36 AM
To: Whitney Even <weven@acfpd.org>
Subject: FW: Request for Comments: Pecos Logistics Park (PRC2019-00016)



Chris Wilder
Fire Marshal
Adams County Fire Rescue

8055 Washington St.
Denver, CO. 80229
Office 303-539-6860

From: Greg Barnes <GJBarnes@adcogov.org>
Date: Monday, November 18, 2019 at 10:55 AM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: Request for Comments: Pecos Logistics Park (PRC2019-00016)

Earlier this year, Adams County requested comments regarding an application for major subdivision preliminary plat for Pecos Logistics Park (PLT2019-00013). After two rounds of review, we are re-noticing this application because associated right-of-way vacation (VAC2019-00003) and subdivision design waiver applications (PLT2019-00031) have been included. **A new case number (PRC2019-00016) has been assigned to the project to bundle all three requests.** Please provide any comments that you may have on these applications to us by **December 9, 2019**. We should have the website updated with all new case material by Friday. Thank you!



Greg Barnes

Planner III, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
720.523.6853 gjbarnes@adcogov.org
adcogov.org



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office

6060 Broadway

Denver, CO 80216

P 303.291.7227

May 20, 2019

Mr. Greg Barnes
Adams County
Community & Economic Development Department
4430 South Adams County Parkway, 1st Floor, Suite W2000B
Brighton, CO 80601-8218

Re: Pecos Logistics Park, Filing 1, PLT2019-00013

Dear Mr. Barnes:

Thank you for the opportunity to comment on the proposed subdivision preliminary plat for the proposed development of up to eight industrial warehouses on three lots and a tract, ranging in size from 5.24 acres to 23.07 acres. Vallejo Street and Tejon Street bound the project area on the west. The project area is bounded on the south by West 56th Avenue. Pecos Street acts as the eastern boundary of the project area. A Burlington Northern Santa Fe rail line acts as the northern boundary.

The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

Current CPW policy directs our efforts towards proposals that will potentially have high impacts to wildlife and wildlife habitat. The emphasis of CPW's concerns is on large acreages, critical habitats, wildlife diversity, and impacts to species of special concern, or those that are state or federally endangered. Due to the low availability of undeveloped habitat surrounding the site, impacts of the development, as proposed, may be characterized as minimal.

Please contact us if we can be of assistance in implementing your proposal to minimize negative impacts to support living with wildlife in our community. If you have any further questions, please contact District Wildlife Manager Jordan Likes at (303) 291-7135.

Sincerely,

Crystal Chick
Area Wildlife Manager

Cc: M. Leslie, T. Kroening, J. Likes



December 12, 2019

Greg Barnes
Adams County Community & Economic Development Department
Transmitted via email:
GJBarnes@adcogov.org

RE: Pecos Logistics Park, Filing 1
Case no. PRC2019-00016
Part of the SW ¼ of Sec. 9, T3S, R68W, 6th P.M.
Water Division 1, Water District 7

Dear Mr. Barnes,

We have reviewed the additional information submitted on December 12, 2019 for the referral concerning the above referenced proposal to subdivide 67 acres into three lots and one tract.

Water Supply Demand

According to the Water Supply Information Summary Sheet and Annual Water Consumption Estimate prepared by Thompson Engineering, Inc, the estimated water demand is 8,404.3 gallons per day (6.71 acre-feet per year) for commercial use and 17,320 gallons per day for irrigation of 10.6 acres. The proposed water source for the property is water taps provided by Denver Water. Waste water treatment will be provided by the Berkeley Water and Sanitation District.

Source of Water Supply

According to the letter dated November 27, 2019 from Denver Water (“letter”) the property is located within Denver Water’s service area and is eligible to receive water service from Denver Water subject to compliance with Denver Water’s Operating Rules, Regulations, Engineering Standards and applicable charges.

The applicant indicates the existing wells operating under permit nos. 8919-F and 2670-F will not be used within the subdivision and will be plugged and abandoned and a Well Abandonment Report (GWS-09) will be submitted to this office.

The applicant should be aware that any proposed water quality and detention pond for this Planned Development, must meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, to be exempt from administration by this office. The applicant should review DWR’s [Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#) to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and



Infiltration Facility Notification Portal, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's office offers the opinion that with Denver Water as the water supplier for the proposed development, the water supply can be provided without causing material injury to existing water rights and the supply is expected to be adequate, **so long as the existing wells, 8919-F and 2670-F are plugged and abandoned prior to subdivision approval.**

Should you, or the Applicant, have any questions please contact Ailis Thyne in this office at 303-866-3581 x8216.

Sincerely,

A handwritten signature in blue ink that reads "Joanna Williams". The signature is fluid and cursive, with the first name "Joanna" and last name "Williams" clearly distinguishable.

Joanna Williams, P.E.

Water Resource Engineer

Ec: File for subdivision no. 26503
Well permit nos. 8919-F and 2670-F

STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO
Department of Transportation

Project Name: **Pecos Logistics Park**

Print Date: 12/19/2019

Highway:

076

Mile Marker:

4.411

Traffic Comments:

~~Existing I-76 ramp volumes were suspect. Counts previously taken by CDOT for the WB off ramp in the PM are almost twice as much as counted in this report. I don't expect them to match completely with the previous counts but should be around 5% to 10%. EB off ramp looked fine the rest of the ramps please reevaluate.~~

~~Heavy vehicles don't match existing conditions.~~

~~Please provide signal phasing that was used in the analysis.~~

J Igo 9/18/19

Change clearance timings on signal. The Yellow timing on Federal should be roughly 4.5 seconds and the red time should be roughly 2 seconds. The ramps I believe yellow timing is fine since it roughly 35MPH in this location but the red timing should be roughly 2 seconds. Verify clearance distances to figure out the proper red times. This will change your level of service.

Jason Igo 12/19/19

STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO
Department of Transportation

Project Name: **Pecos Logistics Park**

Print Date: 9/23/2019

Highway:

076

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Traffic Comments:

Existing I-76 ramp volumes were suspect. Counts previously taken by CDOT for the WB off ramp in the PM are almost twice as much as counted in this report. I don't expect them to match completely with the previous counts but should be around 5% to 10%. EB off ramp looked fine the rest of the ramps please reevaluate.

Heavy vehicles don't match existing conditions.

Please provide signal phasing that was used in the analysis.

J lgo 9/18/19

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



Karen Berry
State Geologist

May 21, 2019

Greg Barnes
Adams County Community and Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601

Location:
SW Section 9,
T3S, R68W, 6th P.M.
39.8006, -105.01

Subject: Pecos Logistics Park, Filing 1 – Major Subdivision Preliminary Plat
Case Number PLT2019-00013; Adams County, CO; CGS Unique No. AD-19-0024

Dear Mr. Barnes:

Colorado Geological Survey has reviewed the Pecos Logistics Park, Filing 1 preliminary plat referral. I understand the applicant proposes three lots and one tract for up to eight industrial warehouse buildings total on approximately 66.5 acres located northwest of N. Pecos St. and W. 56th Ave.

The site does not contain, nor is it exposed to, any geologic hazards that would preclude the proposed industrial use and three-lot subdivision. **CGS therefore has no objection to approval of the subdivision as proposed.**

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 appears to be located within a mapped "T1" or "E3" resource area. T1 is described as a stream terrace deposit potentially containing a coarse aggregate resource consisting of "Gravel: relatively clean and sound." E3 is a wind-deposited sand. A borehole log near the northeastern corner of the property on the Arvada geologic quadrangle indicates that there may be a six feet thick sand and gravel layer beneath six feet of clay. The NRCS Soil Survey rates the site soils as a "fair" source of sand and a poor source of gravel. NRCS data is typically valid for only the uppermost five feet below the ground surface.

A determination of whether the property contains an economic mineral resource is outside the scope of CGS review. A site-specific investigation would be required to verify the presence or absence of a mineral resource. However, even if a resource were determined to be present, the close proximity of existing residential development (due to noise, air quality, and visual impact concerns) and an active railroad corridor (I believe railroads impose significant restrictions on grading adjacent to their right-of-way) likely preclude economic extraction.

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,

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over a light blue horizontal line.

Jill Carlson, C.E.G.
Engineering Geologist

Greg Barnes

From: Owens, David [Dowens@mwr.dst.co.us]
Sent: Wednesday, May 08, 2019 12:04 PM
To: Greg Barnes
Subject: Pecos Logistics Park Filing No. 1 - PLT2019-00013

Mr. Barnes,

Please forward the utility drawing, when available, to me for review of proposed sanitary sewage connection(s). No new connections to the MWRD sanitary sewer interceptor (along 56th Ave.) will be allowed unless no feasible alternative is available.

Please let me know if you have any questions.

David Owens

*Engineering Tech II
Metro Wastewater Reclamation District
6450 York Street
Denver, Colorado 80229
(303)286-3397*



November 27, 2019

Greg Barnes
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Pecos Logistics Park, PRC2019-00016
TCHD Case No. 5987

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Major Subdivision Preliminary Plat and associated right-of way vacation to reconfigure the property into 3 lots and 1 tract located at 5855 Pecos Street. Tri-County Health Department (TCHD) staff previously reviewed the application for the rezoning and the preliminary plat and responded in letters dated April 4, 2019, May 14, 2019, and September 18, 2019. After reviewing the application, TCHD has the following comments.

Historic Landfill

According to TCHD's records, there are historic landfills located within 1,000 feet of the subject property referenced as Landfill Nos. AD-007, AD-006, AD-001, AD-002, AD-004, AD-003, and AD-136. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source.

The applicant submitted a Flammable Gas Investigation Plan (FGIP) on April 17, 2019. TCHD approved the FGIP on April 23, 2019. The applicant submitted a Flammable Gas Investigation Report (Report), prepared by ERO Resources Group, dated August 20, 2019. Based on the detection of methane in one monitoring well, the Report includes a Risk Assessment (Assessment). The Assessment includes both current and future risk, based on current site conditions and the proposed redevelopment.

Based on our review of the Report and Assessment, it is the opinion of TCHD that no further action is required, as stated in our letter dated August 28, 2019.

On-Site Wastewater Treatment System (OWTS) – Abandonment

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. Our records indicate the presence of On-Site Wastewater Treatment Systems (OWTS) on the subject property at 1921 W. 56th Avenue, 5801 Pecos Street, 5641 Pecos Street, 1891 W. 56th Avenue, and 1909 W. 56th Avenue. The existing OWTS shall be abandoned in accordance with Regulation No. O-17, Section 6.8. TCHD must be notified in writing

once the systems have been properly abandoned. For more information, or to submit the notification, the applicant may contact the TCHD Commerce City Office, 4201 E. 72nd Avenue, (303) 288-6816. More information is available at <http://www.tchd.org/269/Septic-Systems>.

Well Abandonment

Any well that is no longer being used, must be properly plugged and a Well Abandonment Report (GWS-09) must be filed with the Colorado Division of Water Resources. Please visit the DWR web site at <http://water.state.co.us/groundwater/wellpermit/Pages/WellAbandonment.aspx> for more information.

Building Demolition

Fugitive Dust, Lead, and Asbestos

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

Vector Control

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector exposure to humans. The applicant should plan for

vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

Air Pollution – Diesel Emissions

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The proposed project will increase diesel truck traffic in the area. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions from vehicles including fleet maintenance and limiting idling. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <https://www.colorado.gov/pacific/cdphe-lpha/air-pollution-mobile-sources-contacts> and <https://www.colorado.gov/pacific/cdphe/diesel-emissions-control-program>.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in cursive script, appearing to read 'K Boyer', followed by a horizontal line.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, Warren Brown, TCHD

WEST ADAMS CONSERVATION DISTRICT
Serving portions of Adams, Broomfield, Denver, and Weld Counties
57 West Bromley Lane
Brighton, CO 80601
303-659-0525
westadamscd@gmail.com, www.westadamsCD.com

Date: May 15, 2019

To: Mr. Greg Barnes, Case Manager
Department of Community and Economic Development
4430 South Adams County parkway, Suite W200A Brighton, CO 80601-8216

Re: Case Number: Pecos Logistics Park Filing 1
Case Name: PLT 2019-00013

Dear Mr. Barnes,

The West Adams Conservation District is in receipt of the above referenced project request for comments.

According to the attached map and information this is consistent with the surrounding area. Therefore the requirements of the Adams County Development Standards and Regulations will apply for this new Planned Unit Development.

Depending on the slope of the existing terrain it would be nice to know where the developed flows of this large of area will drain. There is a lot of roof area which is non-pervious. Is there a planned detention pond in the lowest area before the run off leaves the site? The assumption is that no surrounding area will be affected. The county standards should be followed for the placement of slit fence for erosion protection.

In the future could the county please provide a topographic map along with these transmittal's

The District is concerned with weed control, so we are asking that the disturbed areas be reseeded back with native grasses that are best suited for this area, and spraying the weeds take place as needed.

Thank you for submitting this for our review and comment.

Bob Olivier
Director with WACD



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

December 11, 2019

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

Attn: Greg Barnes

Re: Pecos Logistics Park, Case # PRC2019-00016

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Pecos Logistics Park**. Please be aware PSCo owns and operates existing electric distribution facilities within the proposed project area. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

PSCo requests that its easement recorded on July 1, 1959 in Adams County at Rec. No. 586796 Book 786 Page 562 is shown on the plat.

There is no conflict with the requested right-of-way vacation.

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

Greg Barnes

From: A. Helfand [alison.helfand@gmail.com]
Sent: Saturday, May 25, 2019 2:09 PM
To: Greg Barnes
Subject: Pecos Logistics Park Comments

Hello! I understand that I have just missed the deadline for comments, however, if you are possibly taking comments still, I'd like to have mine taken in consideration.

We own a home just a few houses down from where the development will be taking place. We are happy about the development and welcome something new. However, we have some hopes for considerations taken when the development takes place as well upon its completion.

I understand that the goal of the park is logistics in a "last mile" area. I'd hope that the developer also takes into consideration a growing neighborhood (both north and south of development) and offers or encourages Colorado or Denver based companies to utilize the spaces rather than large companies (think UPS or Amazon). Additionally, it is my hope that the space can also recognize local area growth and offer space for places that might directly benefit the surrounding community (like a grocery store, etc). Finally, as a commuter (both by bike and car) that uses 56th and Pecos, I would like the developer to be cognizant of amplifying traffic and taking into consideration how that might affect the area.

I appreciate the time to offer my comments! Thanks!

Greg Barnes

From: Loppnow, Stephen <Steve.Loppnow@wsp.com>
Sent: Monday, November 04, 2019 3:14 PM
To: Greg Barnes
Subject: RE: Pecos Logistics Park

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

Greg,
Thanks for the opportunity to comment on the Pecos Logistics Park, despite the timing being past the noted deadlines. My greatest concerns are traffic, walkability and connection to the surrounding neighborhood.

Traffic:

56th Ave. is a residential street that experiences high volume traffic and significant commercial traffic by semis. It is not well controlled via posted signage and other traffic control so speeding and commercial traffic are regular along the street. The street feels dangerous within the context of a residential area. I'd like to know how the Logistic Park will impact traffic volume, and hope that traffic will be directed to Pecos and on to I-76 without using 56th Ave. as a throughway or regular route. On a separate but related note, I'd love to see improved signage, lights, and policing of traffic along 56th Ave. between Federal and Pecos (a great revenue opportunity for the county!!).

Walkability:

I live 1 mile from the new Pecos RTD light rail station and there is no way for me to walk to the station safely from my house. It is a classic "last mile" scenario which I find to be frustrating and disappointing as someone who has wholeheartedly supported the G Line. I would love to be able to cycle or walk to the station to commute downtown but don't because it isn't a safe and pedestrian friendly route. Instead I often still drive downtown, because once I'm in my car I prefer to just go instead of driving a mile to wait for the train. I hope that the Logistics Park will be responsible for improving walkability along it's perimeter and ROW, and for providing sidewalks that are buffered from the street by landscaping along the south and east side of their site.

Connection to the neighborhood:

I visited the HUB25 development and was generally encouraged by the architectural finishes, landscaping and overall quality of the development. I hope that the county and the developer understand the importance of these features in enhancing the neighborhood and surrounding area, considering that the development puts industrial use and residential use in the same location without any zoning buffer. I hope that architectural requirements like color, glazing, mix of facades, landscaping and other elements that make the development approachable, add a sense of place and human scale to the project are required to mitigate the impacts of putting large industrial development right across the street from homes. - Getting rid of the wall along the south side of the site along 56th will be great in and of itself, but really integrating this zoning with the surrounding zoning via the measures noted above will be greatly appreciated.

Again, thanks for opportunity to comment!

Steve Loppnow
Senior Sustainability Manager
Built Ecology



Direct: +1 303 803 6542
Email: steve.lopepnow@wsp.com

WSP USA

1600 Broadway, Suite 1100
Denver, CO 80202

wsp.com

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Monday, April 22, 2019 4:46 PM
To: Loppnow, Stephen <Steve.Loppnow@wsp.com>
Subject: RE: Pecos Logistics Park

Sure. You can e-mail me any comments. We will still accept them.



Greg Barnes

Planner III, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
720.523.6853 gjbarnes@adcogov.org
adcogov.org

From: Loppnow, Stephen [<mailto:Steve.Loppnow@wsp.com>]
Sent: Monday, April 22, 2019 4:42 PM
To: Greg Barnes
Subject: Pecos Logistics Park

Hi Greg,
Can I still make public comments on Case# RCU2019-00014, or did I miss my chance?

Thanks,

Steve Loppnow
Senior Sustainability Manager
Built Ecology



Direct: +1 303 803 6542
Email: steve.lopeppnow@wsp.com

WSP USA
1600 Broadway, Suite 1100
Denver, CO 80202

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Greg Barnes

From: Kyle Schmidt [kschmidt@transwest.com]
Sent: Tuesday, May 14, 2019 8:24 AM
To: Greg Barnes
Subject: Request for Comments PLT2019-00013

Hello, I just received the Request for Comments in the mail. I only have a few requests in regards to the nearby roads/traffic.

1. An intersection light **must** be put in at 62nd Parkway and Pecos St. This is a very dangerous intersection and the increased traffic will only make it worse.
2. An intersection light installed at 62nd Parkway and Lipan Street. Although this is not the direct route to this planned subdivision, 62nd Parkway is used as an alternate route to get to Pecos and has become a very busy road in the last few years. This is a blind intersection with trucks pulling out. I sometimes witness cars going 60+ MPH.
3. The Pecos Street bridge between 56th and 62nd needs to be a priority in the winter for snow/ice removal. This bridge ices over very quick and each year there are many accidents. The increased traffic would increase the danger on this road.
4. I'm concerned about the stability of the electrical grid in this area. I understand this is more of an Xcel Energy issue but this area suffers major debilitating outages multiple times per year. Will the new subdivision put a further strain on the already weak grid and cause more outages for our business?

Thank you,

Kyle Schmidt - Operations Manager
All Fleet Services - Transwest Inc.
6045 Lipan St. | Denver, CO 80221
303-301-7436 direct | 303-227-0584 fax | kschmidt@transwest.com



Request for Comments

Case Name: Pecos Logistics Park
Project Number: PRC2019-00016

November 18, 2019

The Adams County Planning Commission is requesting comments on the following applications: **1. Preliminary plat for major subdivision; 2. Roadway vacation; 3. Waiver from subdivision design standards.** This request is located at 5751 Pecos Street. The Assessor's Parcel Numbers are: 0182509300023, 0182509300056, 0182509300058, 0182509300063, 0182509300065, 0182509300067, 0182509309001, 0182509312001, 0182509312002, 0182509313002.

Applicant Information: Westfield Co., Matt Mitchell, 4221 Brighton Boulevard, Denver, CO 80216

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by December 9, 2019 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 GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Greg Barnes
Planner III

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5



Public Hearing Notification

Case Name:	Pecos Logistics Park
Case Number:	PRC2019-00016
Planning Commission Hearing Date:	1/23/2020 at 6:00 p.m.
Board of County Commissioners Hearing Date:	2/11/2020 at 9:30 a.m.

December 27, 2019

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following requests:

1. Preliminary plat for major subdivision; 2. Roadway vacation; 3. Waiver from subdivision design standards.

The Assessor's Parcel Numbers are: 0182509300023, 0182509300056, 0182509300058, 0182509300063, 0182509300065, 0182509300067, 0182509309001, 0182509312001, 0182509312002, 0182509313002, 018250934002, 0182509300068, 0182509300069. The Applicant's Contact Information is: Matt Mitchell, Westfield, 4221 Brighton Road, Denver, CO 80216

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

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

Greg Barnes
Planner III

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

PUBLICATION REQUEST

Pecos Logistics Park

Case Number: PRC2019-00016

Planning Commission Hearing Date: 1/23/2020 at 6:00 p.m.

Board of County Commissioners Hearing Date: 2/11/2020 at 9:30 a.m.

Location of Hearings: 4430 S. Adams County Pkwy., Brighton, CO 80601

Requests: 1. Preliminary plat for major subdivision to create three lots; 2. Roadway vacation; 3. Waiver from subdivision design standards.

Location: 5751 Pecos Street

Parcel Numbers: 0182509300023, 0182509300056, 0182509300058, 0182509300063, 0182509300065, 0182509300067, 0182509309001, 0182509312001, 0182509312002, 0182509313002, 018250934002, 0182509300068, 0182509300069

Case Manager: Greg Barnes

Applicant: Matt Mitchell

Owner: Pecos Logistics Park LLLP
4221 Brighton Blvd
Denver, CO 80216

Legal Description:

A TRACT OF LAND LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER $\frac{1}{4}$ CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING A FOUND 2" DIA. ALLOY CAP STAMPED PLS 24942 IN RANGE BOX; THENCE S02°55'20"W, 924.39 FEET TO THE POINT OF BEGINNING BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2018000084369, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF PECOS STREET; THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE OF PECOS STREET THE FOLLOWING SEVEN (7) DESCRIBED COURSES:

1. THENCE S00°59'29"E, 297.70 FEET;
2. THENCE S00°58'57"E, 117.77 FEET;
3. THENCE S00°00'00"W, 100.17 FEET;
4. THENCE S00°06'02"E, 147.43 FEET;
5. THENCE S00°00'00"W, 742.71 FEET;
6. THENCE S89°48'07"W, 10.30 FEET;
7. THENCE S00°00'00"W, 267.86 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF PECOS STREET AND THE NORTH RIGHT-OF-WAY LINE OF WEST 56TH AVENUE;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 56TH AVENUE THE FOLLOWING FIVE (5) COURSES:

1. THENCE S89°48'07"W, 948.20 FEET;

2. THENCE S00°05'00"E, 10.00 FEET;
3. THENCE S89°48'07"W, 271.20 FEET;
4. THENCE N00°05'00"W, 10.00 FEET;
5. THENCE S89°48'07"W, 30.00 FEET TO A POINT ON THE EAST LINE OF TEJON STREET;

THENCE N00°05'00"W ALONG THE SAID EAST LINE OF SAID TEJON STREET, 481.60 FEET; THENCE DEPARTING FROM SAID EAST LINE OF SAID TEJON STREET S89°48'07"W, 362.20 FEET TO A POINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2012000088342 OF THE ADAMS COUNTY RECORDS; THENCE S00°05'00"E ALONG THE EAST LINE OF SAID PARCEL OF LAND AND SAID LINE EXTENDED, 276.60 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2016000021659 OF THE ADAMS COUNTY RECORDS; THENCE S89°48'07"W ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 332.20 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND, SAID POINT ALSO BEING ON THE EAST LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2013000012831 OF THE ADAMS COUNTY RECORDS; THENCE N00°05'00"W ALONG THE EAST LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2013000012831 OF THE ADAMS COUNTY RECORDS, 90.62 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2013000012831 OF THE ADAMS COUNTY RECORDS, SAID POINT BEING ON THE SOUTH LINE OF VALLEJO STREET; THENCE N89°48'07"E ALONG THE SOUTH LINE OF VALLEJO STREET, 10.00 FEET TO A POINT ON THE EAST LINE OF VALLEJO STREET; THENCE ALONG THE EAST LINE OF VALLEJO STREET THE FOLLOWING TWO (2) COURSES;

1. THENCE N00°05'00"W, 314.38 FEET;
2. THENCE N00°01'00"E, 393.38 FEET;

THENCE S89°51'16"W, 10.00 FEET; THENCE N00°01'00"E ALONG THE EAST LINE OF VALLEJO STREET AND SAID LINE EXTENDED, 517.61 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2007000058444 OF THE ADAMS COUNTY RECORDS, SAID POINT BEING ON THE SOUTH LINE OF THE BNSF RAILROAD RIGHT-OF-WAY AS RECORDED AT RECEPTION NO. 2019000015214 OF THE ADAMS COUNTY RECORDS; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SAID BNSF RAILROAD ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 396.20 FEET, A RADIUS OF 1475.85 FEET, A CENTRAL ANGLE OF 15°22'53", A CHORD DISTANCE OF 395.01 FEET AND WHOSE CHORD BEARS S85°50'00"W TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BNSF RAILROAD ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 106.88 FEET, A RADIUS OF 1382.69 FEET, A CENTRAL ANGLE OF 04°25'43", A CHORD DISTANCE OF 106.85 FEET AND WHOSE CHORD BEARS S75°19'31"W; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD S73°06'32"W, 181.25 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE N00°16'37"W ALONG THE SAID WEST LINE OF THE SAID SOUTHWEST ¼ OF SAID SECTION 9, 104.36 FEET; THENCE N73°06'39"E ALONG THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD, 151.41 FEET; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 115.66 FEET, A RADIUS OF 1482.69 FEET, A CENTRAL ANGLE OF 04°28'10", A CHORD DISTANCE OF 115.63 FEET AND WHOSE CHORD BEARS N75°20'49"E TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 737.76 FEET, A RADIUS OF 1575.85 FEET, A CENTRAL ANGLE OF 26°49'26", A CHORD DISTANCE OF 731.04 FEET AND WHOSE CHORD BEARS S88°26'43"E; THENCE CONTINUING ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD S75°02'00"E, 560.87 FEET; THENCE N01°28'00"W, 125.57 FEET; THENCE N88°32'00"E, 427.11 FEET; THENCE S75°02'00"E, 47.91 FEET TO THE SOUTHWEST CORNER OF THAT

PARCEL OF LAND IN DEED RECORDED AT RECEPTION NO. 2018000084369 OF THE ADAMS COUNTY RECORDS; THENCE N02°21'23"E ALONG THE WEST LINE OF SAID PARCEL OF LAND, 86.37 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND; THENCE N85°52'05"E ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 617.19 FEET TO THE POINT OF BEGINNING,

COUNTY OF ADAMS,
STATE OF COLORADO

THE ABOVE DESCRIBED PARCEL CONTAINS 2,899,197 SQUARE FEET OR 66.56 ACRES MORE OR LESS.



Referral Listing
Case Number PRC2019-00016
Pecos Logistics Park

Agency	Contact Information
Adams County Attorney's Office	Christine Fitch CFitch@adcogov.org 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352
Adams County CEDD Addressing	Marissa Hillje PLN 720.523.6837 mhillje@adcogov.org
Adams County CEDD Development Services Engineer	Devt. Services Engineering 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6800
Adams County CEDD Right-of-Way	Marissa Hillje 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 mhillje@adcogov.org
Adams County Construction Inspection	Gordon .Stevens 4430 S. Adams County Pkwy Brighton CO 80601 720-523-6965 gstevens@adcogov.org
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Fire Protection District	Chris Wilder 8055 N. WASHINGTON ST. DENVER CO 80229 (303) 289-4683 cwilder@acfpd.org
Adams County Parks and Open Space Department	Aaron Clark mpedrucci@adcogov.org (303) 637-8005 aclark@adcogov.org
Adams County Sheriff's Office: SO-HQ	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org

Agency	Contact Information
Adams County Sheriff's Office: SO-SUB	-- 303-655-3283 CommunityConnections@adcogov.org
Adams County Treasurer	Lisa Culpepper 4430 S Adams County Pkwy Brighton CO 80601 720.523.6166 lculpepper@adcogov.org
BERKELEY NEIGHBORHOOD ASSOC.	GLORIA RUDDEN 4420 W 52ND PL. DENVER CO 80212 (303) 433-7653 (303) 477-9669 seminoegrandma@gmail.com
BERKELEY WATER	Paul Peloquin 4455 W 58TH AVE UNIT A Arvada CO 80002 (303) 477-1914 paul.peloquin@denverwater.org
BERKELEY WATER & SAN DISTRICT	SHARON WHITEHAIR 4455 W 58TH AVE UNIT A ARVADA CO 80002 (303) 477-1914 berkeleywater@gmail.com
CDOT Colorado Department of Transportation	Bradley Sheehan 2829 W. Howard Pl. 2nd Floor Denver CO 80204 303.757.9891 bradley.sheehan@state.co.us
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
COLO DIV OF MINING RECLAMATION AND SAFETY	ANTHONY J. WALDRON - SENIOR ENV DEPT. OF NATURAL RESOURCES 1313 SHERMAN ST, #215 DENVER CO 80203 303-866-4926 tony.waldron@state.co.us
COLO DIV OF WATER RESOURCES	Joanna Williams OFFICE OF STATE ENGINEER 1313 SHERMAN ST., ROOM 818 DENVER CO 80203 303-866-3581 joanna.williams@state.co.us

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COLO DIV OF WATER RESOURCES	Joanna Williams OFFICE OF STATE ENGINEER 1313 SHERMAN ST., ROOM 818 DENVER CO 80203 303-866-3581 joanna.williams@state.co.us
COLORADO DEPT OF TRANSPORTATION	Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us
COLORADO DIVISION OF WILDLIFE	Matt Martinez 6060 BROADWAY DENVER CO 80216-1000 303-291-7526 matt.martinez@state.co.us
COLORADO GEOLOGICAL SURVEY	Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 CGS_LUR@mines.edu
Colorado Geological Survey: CGS_LUR@mines.edu	Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 CGS_LUR@mines.edu
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
Crestview Water & Sanitation	Patrick Stock 7145 Mariposa St PO Box 21299 Denver CO 80221-0299 303-430-1660 PatrickStock@crestviewwater.net
FISHER DITCH COMPANY	RUTH & GENE BRIENZA 2030 E. 68TH AVENUE DENVER CO 80229 (303) 289-1734 gb173@outdrs.net

Agency	Contact Information
GOAT HILL	SHARON WHITEHAIR 2901 W 63RD AVE SP:0047 DENVER CO 80221 720 480-2831 sharonwhitehair@gmail.com
MAPLETON SCHOOL DISTRICT #1	CHARLOTTE CIANCIO 591 E. 80TH AVE DENVER CO 80229 303-853-1015 charlotte@mapleton.us
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
MOBILE GARDENS	VERA MARIE JONES 6250 FEDERAL #29 DENVER CO 80221 303-429-5856
North Lincoln Water and Sanitation District	JORGE HINOJOS 1560 Broadway Suite 1400 Denver CO 80202 303-861-0061 jorge.hinojos@tetrattech.com
North Lincoln Water and Sanitation District	- - - nlwsdistrict1@gmail.com
North Pecos Water & Sanitation District	Russell Traska 6900 Pecos St Denver CO 80221 303-429-5770 manager@northpecoswater.org
NORTHRIDGE ESTATES AT GOLD RUN HOA	SHANE LUSSIER 14901 E Hampden Ave Suite 320 AURORA CO 80014 303-693-2118 shane@cchoapros.com
NS - Code Compliance	Kerry Gress kgress@adcogovorg 720.523.6832 kgress@adcogov.org
Pecos Park Logistics Park Metro District	M Mitchell 4221 Brighton Blvd Denver CO 802163719 303-298-1111 mmitchell@westfield-co.com

Agency	Contact Information
REGIONAL TRANSPORTATION DIST.	Engineering RTD 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 engineering@rtd-denver.com
The TOD Group	THE TOD GROUP 1431 Euterpe Street New Orleans LA 70130 5047174718
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .
UNION PACIFIC RAILROAD	Anna Dancer 1400 DOUGLAS ST STOP 1690 OMAHA NE 68179 402-544-2255 aldancer@up.com
United States Postal Service	Arlene Vickrey 303-853-6644 Arlene.A.Vickrey@usps.gov
United States Postal Service	Jason Eddleman 303-853-6025 Jason.G.Eddleman@usps.gov
US EPA	Stan Christensen 1595 Wynkoop Street DENVER CO 80202 1-800-227-8917 christensen.stanley@epa.gov
WESTMINSTER SCHOOL DISTRICT #50	Jackie Peterson 7002 Raleigh Street WESTMINSTER CO 80030 720-542-5100 jpeterson@adams50.org
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

Agency

Contact Information

Xcel Energy

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

2221 W 55TH AVENUE LLC
PO BOX 2723
LOVELAND CO 80539-2723

BERKELEY POINTE LLC
2405 W 56TH AVE
DENVER CO 80221-1809

5999 PECOS LLC UND 92.1875% AND
ACJW LLC UND 7.8125% INT
4880 PEARL ST
BOULDER CO 80301-2454

BK ENTERPRISES LLC
8417 BRIGHTON RD
COMMERCE CITY CO 80022-5309

ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

BLEA AUGUSTINE
5089 DECATUR ST
DENVER CO 80221-1229

ADLER VIRGINIA A
3271 ARBUTUS ST
GOLDEN CO 80401-1682

BLEA SOPHIE
4986 ALCOTT ST
DENVER CO 80221-1267

ADUAN MUHAMMAD A
3165 ZINNIA ST
GOLDEN CO 80401-1651

BLUME KYLE A
7165 NEWTON ST STE A
WESTMINSTER CO 80030-6009

AKINS GREGORY A AND
AKINS JEANNIE M
6595 TENNYSON ST
ARVADA CO 80003

BROOKS TRUST
4144 TENNYSON ST APT 16
DENVER CO 80212-2260

ALPINE LUMBER COMPANY
10170 CHURCH RANCH WAY UNIT 350
BROOMFIELD CO 80021-6061

BUDD RENTALS LLC
1601 S LANSING ST
AURORA CO 80012-5128

AMAR INC
4143 E 105TH AVE
THORNTON CO 80233-3903

BURNETT MARGARET J
PO BOX 181
KIOWA CO 80117-0181

APODACA FAMILY REALTY TRUST THE
2241 W 59TH PLACE
DENVER CO 80221

CARRASCO MARIA P
2360 W 58TH AVE
DENVER CO 80221

BARRON JOEL
1640-1660 W 55TH AVE
DENVER CO 80221

CASTILLO THEODORE G
16164 ONEIDA CT
BRIGHTON CO 80602-7596

COMMERCE CITY GRAIN LLC
ATTN CHAD SLUMP
1875 LAWRENCE ST STE 1400
DENVER CO 80202

DOWHAN LISA MARIE/JOHNNY
JAMES/BRITO JEFFREY L
4545 YULLE RD
BENNETT CO 80102-8915

COUNTY OF ADAMS THE
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

ESP VENTURES LLC
5750 PECOS ST
DENVER CO 80221-6619

CSWM PROPERTIES LLC
2489 GROSS DAM RD
GOLDEN CO 80403-9799

FOX ANGELA
7717 S GRAPE CT
CENTENNIAL CO 80122-3810

CUTFORTH WILLIAM A AND
CUTFORTH JEANIE C
5075 BRYANT ST
DENVER CO 80221-1213

FRIAS GAMEZ IVAN ORLANDO
4100 ALBION ST UNIT 315
DENVER CO 80216-4442

DAVIE REBECCA L
2015 S OLATHE
AURORA CO 80013

FUENTES JERRY L
5560 CLEAR CREEK DR
DENVER CO 80212-2832

DENVER AND RIO GRANDE WESTERN RR COMPANY
THE/C/O PROPERTY TAX DEPARTMENT
1400 DOUGLAS ST STOP 1640
OMAHA NE 68179-1001

GONZALEZ ROGELIO T AND
GONZALEZ ANA MARIA
7625 HOOKER ST
WESTMINSTER CO 80030-4527

DENVER CUTLERY PROPERTIES LLC AND
RUDIBAUGH RICHARD
PO BOX 21797
DENVER CO 80221

GUTIERREZ TERESA
4510 W 63RD
ARVADA CO 80003

DENVER CUTLERY PROPERTY LLC
PO BOX 21797
DENVER CO 80221-0797

GUZZO GENE
10142 DETROIT CT
THORNTON CO 80229-2736

DISNER PATRICK HENRY AND
DISNER KATHLEEN I
250 CARRICO ST
PAGOSA SPRINGS CO 81147

HAMAI JUN/FRANCES T REVOCABLE TRUST
C/O JUN AND FRANCES T HAMAI TRUSTEES
8151 STUART ST
WESTMINSTER CO 80031-4382

DNPk PECOS LLC
C/O ENOCH HOLDINGS LLLP/JERRY BERGLUND
2 COUNTRYSIDE LN
CHERRY HILLS VILLAGE CO 80121-2000

HARRISON MARY A
5581 ZUNI ST
DENVER CO 80221-1454

HENDERSON RODNEY W
4052 SIMMS ST
WHEAT RIDGE CO 80033-3800

MARCHESE ANTHONY J AND
MARCHESE KARRIE L
7562 LUPINE COURT
ARVADA CO 80007

HERRERA ALBERTO E AND
HERRERA ESTHER A
2323 W MOFFAT PL
DENVER CO 80221-1442

MARTINEZ REYNALDO E
4921 VALLEJO ST
DENVER CO 80221

IBARRA ANA E AND
IBARRA-DUARTE POLICARPIO
2351 E 116TH WAY
THORNTON CO 80233-2340

MARTINEZ THOMAS B AND MARGARET TRUST
6041 HURON ST
DENVER CO 80221-6639

JACOBELLIS FAMILY LLC
2872 GREENSBOROUGH DR
LITTLETON CO 80129-1545

MATOS MARIA R AND
MATOS ALDO M
2291 W 54TH PLACE
DENVER CO 80221

LEQUIRE CHRISTIANNA DORIS
8340 W 17TH AVE
LAKEWOOD CO 80214-5914

MATTHEWS JOHN
6128 E CHESTNUT RD
PICKRELL NE 68422-8024

LEVY GEOFFREY
316 DERBY LN
HENDERSONVILLE NC 28739-9724

MAYNES ROY D AND
MAYNES VIRGINIA R
10089 HOOKER PL
WESTMINSTER CO 80030-6771

LEWIS STEVE
5579 PECOS ST
DENVER CO 80221

MILLERCOORS LLC
C/O TAX DEPARTMENT
3939 W HIGHLAND AVE/PO BOX 482
MILWAUKEE WI 53201-0482

LUJAN ELEANOR M AND
LUJAN ELOY
6730 IRVING ST
DENVER CO 80221-2642

MONTEFERRANTE ASSET MANAGEMENT LLC
5680 PECOS STREET
DENVER CO 80221

MANN PROPERTIES LTD
5115 RACE CT
DENVER CO 80216-2134

MONTOYA DELFINO AND MONTOYA HELEN L AND
MONTOYA SCOTT M
3321 ALCOTT ST
DENVER CO 80211

MARCHESE ANTHONY AND
MARCHESE KARRIE
7562 LUPINE CT
ARVADA CO 80007-7899

MONTOYA MANUEL AND
PENA VIVIAN
PO BOX 479
KERSEY CO 80644-0479

MORA CINDY A
7726 DURANGO ST
DENVER CO 80221-4147

REGIONAL TRANSPORTATION DISTRICT
1600 BLAKE ST
DENVER CO 80202-1399

NELSON EVERETT E LIVING TRUST AND
NELSON BARBARA J LIVING TRUST
1706 NUCLA CT
LOVELAND CO 80538-6617

RINGSBY TERMINALS INC
1336 GLENARM PL STE 200
DENVER CO 80204-2115

NOLAN JEFFREY J
1629 W 54TH PL
DENVER CO 80221-1710

RODRIGUEZ JOSE M
1435 KOKAI CIR
DENVER CO 80221-3998

NORTHRIDGE ESTATES AT GOLD RUN
HOMEOWNERS ASSOCIATION
2305 CANYON BLVD SUITE 200
BOULDER CO 80302

SILVER HOLDINGS LLC
2150 W 60TH AVE APT S
DENVER CO 80221-6623

OSTRY FAMILY LIVING TRUST THE
18293 E EUCLID PL
AURORA CO 80016-1143

SKOOG BILLY L AND
SKOOG ROBIN K
2462 W 56TH AVE
DENVER CO 80221-1810

PACHECO TANIA B DELGADO
4861 JULIAN ST
DENVER CO 80221

SPUR 10 HOLDINGS LP
5610 FM 2218 RD
RICHMOND TX 77469-8966

PATRICK DEWEY R AND
PATRICK RHONDA A
9520 S FIELD WAY
LITTLETON CO 80127

STEWART JAMES
5650 PECOS STREET
DENVER CO 80221

PECOS LOGISTICS PARK LLLP
4221 BRIGHTON BLVD
DENVER CO 80216-3719

STINSON H T JR AND
STINSON PHYLLIS J
PO BOX 21207
DENVER CO 80221-0207

RAMIREZ ANACLETA
C/O JDI INVESTMENTS, LLC
2698 S FEDERAL BLVD
DENVER CO 80219-6032

TH PROPERTY RENTAL LLC
5255 E 119TH PL
THORNTON CO 80233-6413

RANDOLPH ERNEST AND
RANDOLPH JEANNINE M
PO BOX 1068
INDIAN HILLS CO 80454

UNION PACIFIC RAILROAD
PROPERTY TAX DEPARTMENT
1400 DOUGLAS STOP 1640
OMAHA NE 68179-1640

UNION PACIFIC RAILROAD COMPANY
C/O PROPERTY TAX DEPARTMENT
1400 DOUGLAS STOP 1640
OMAHA NE 68179-1640

WATSON JOHN D
3489 W 72ND AVE
WESTMINSTER CO 80030-5334

UNION PACIFIC RAILROAD COMPANY
C/O PROPERTY TAX DEPARTMENT
1800 FARNAM STREET 10TH FLOOR SOUTH
OMAHA NE 68102-2010

WENCEL JOLANTA
14502 COLUMBINE ST
THORNTON CO 80602-7313

UNION PACIFIC RAILROAD COMPANY
C/O PROPERTY TAX DEPARTMENT
1400 DOUGLAS ST
OMAHA NE 68179-1001

WENCEL JOLANTA D
14502 COLUMBINE ST
THORNTON CO 80602-7313

URIBE ANTONIO AND
URIBE ROSA
3450 VALLEJO ST
DENVER CO 80211-3441

WILLIAMS JERIAH DAVID AND
WILLIAMS LAUREN CHRISTINE
4570 ZUNI ST
DENVER CO 80211-1567

VALDEZ RICHARD T AND
VALDEZ BARBARA G
2341 W 58TH AVE
DENVER CO 80221-1827

YOUNT ROLAND G TRUST FBO
YOUNT SAMANTHA A
6059 S QUEBEC ST STE 202
ENGLEWOOD CO 80111-4523

VARGAS JAVIER
6125 E 123RD WAY
BRIGHTON CO 80602-4607

AGUILAR ALEJANDRO J AND
AGUILAR AUDREY J
OR CURRENT RESIDENT
5560 VALLEJO ST
DENVER CO 80221-1448

VASQUEZ RON
8433 ZINNIA CT
ARVADA CO 80005-1100

ALBERT SHERRILL J AND
ALBERT ERICA R
OR CURRENT RESIDENT
2232 W 55TH AVE
DENVER CO 80221-1441

VAUGHAN JOHN AND JULIENE LIVING TRUST
1916 UTE CREEK DR
LONGMONT CO 80504-3767

ANDASOLA LORETTA E
OR CURRENT RESIDENT
2290 W 57TH PL
DENVER CO 80221-6611

VERA RAFAEL MARTINEZ AND
URIBE MARIA E MARTINEZ
5565 FEDERAL BLVD LOT 34
DENVER CO 80221-8802

ANGEL PHILBERT J AND
ANGEL FRANCES J
OR CURRENT RESIDENT
5471 RARITAN WAY
DENVER CO 80221-1735

VERTICAL VALUE ASSETS II LLC
ATTN SCOTT MC CORMICK
7750 W 94TH PL
BROOMFIELD CO 80021-8656

APMANN AARON
OR CURRENT RESIDENT
5573 RARITAN WAY
DENVER CO 80221-1770

APODACA GIL S
OR CURRENT RESIDENT
2241 W 59TH PL
DENVER CO 80221-6614

BAADE ANITA
OR CURRENT RESIDENT
5510 VALLEJO ST
DENVER CO 80221-1448

ARCHULETA EVELYN M
OR CURRENT RESIDENT
5515 ZUNI ST
DENVER CO 80221-1403

BAIER KELLY D
OR CURRENT RESIDENT
2381 W 58TH AVE
DENVER CO 80221-1827

ARCHULETA PATRICIA ANN
OR CURRENT RESIDENT
1740 W 55TH AVE
DENVER CO 80221-1730

BARRERA FIDEL
OR CURRENT RESIDENT
5501 SHOSHONE STREET
DENVER CO 80221

ARELLANO RICARDO AND
ARELLANO CRISTINA
OR CURRENT RESIDENT
5532 RARITAN WAY
DENVER CO 80221-1771

BERZOZA YOLANDA L
OR CURRENT RESIDENT
2241 W 55TH AVE
DENVER CO 80221-1440

ARIAS JERRY A AND
ARIAS RITA L
OR CURRENT RESIDENT
2330 W 56TH AVE
DENVER CO 80221

BLISS GREGORY V AND
BLISS GINA G
OR CURRENT RESIDENT
5467 UMATILLA ST
DENVER CO 80221-1475

AVILA ISMAEL
OR CURRENT RESIDENT
5487 UMATILLA ST
DENVER CO 80221-1475

BLOCK ADAM JOSEPH
OR CURRENT RESIDENT
1701 W 55TH PL
DENVER CO 80221-1747

AYALA BALTAZAR AND
GARCIA TERESA
OR CURRENT RESIDENT
2223 W 58TH PL
DENVER CO 80221

BOGGS RONALD C
OR CURRENT RESIDENT
5523 TEJON ST
DENVER CO 80221-1435

AYALA BALTAZAR M
OR CURRENT RESIDENT
2225 W 58TH PL
DENVER CO 80221-6612

BRUSHABER JAMES E
OR CURRENT RESIDENT
2451 W 55TH AVE
DENVER CO 80221-1610

AYALA LEONARDO AND
AYALA ANIBAL
OR CURRENT RESIDENT
2345 W 56TH AVE
DENVER CO 80221

BULTEMA HANS
OR CURRENT RESIDENT
2340 W 57TH AVE
DENVER CO 80221-1870

AYALA MARGARITA S AND
AYALA JUAN M
OR CURRENT RESIDENT
5590 TEJON ST
DENVER CO 80221-1436

BURSON PAUL J AND
BURSON ROSA MARIA
OR CURRENT RESIDENT
5560 ALCOTT ST
DENVER CO 80221-1624

BUTLER DEBORAH L
OR CURRENT RESIDENT
2359 W MOFFAT PL
DENVER CO 80221

CASTILLO RITA
OR CURRENT RESIDENT
2216 W MOFFAT PL
DENVER CO 80221-1443

CAICEDO LUIS A AND
HECKING PETER HG
OR CURRENT RESIDENT
2221 W MOFFAT PL
DENVER CO 80221-1442

CLARK CHARLENE P
OR CURRENT RESIDENT
5551 UMATILLA ST
DENVER CO 80221-1475

CAMPBELL JOSHUA
OR CURRENT RESIDENT
5542 UMATILLA ST
DENVER CO 80221-1474

CLARK JAMES ROBERT FAMILY TRUST THE
OR CURRENT RESIDENT
2300 W 59TH PL
DENVER CO 80221-1835

CANO IMELDA AND
CANO DELORES
OR CURRENT RESIDENT
2381 W 59TH PL
DENVER CO 80221-1834

CLAYPOOL DAVID
OR CURRENT RESIDENT
2201 W 56TH PL
DENVER CO 80221-6606

CARDOZA JOSE LIUS GUERECIA
OR CURRENT RESIDENT
2270 W 59TH PL
DENVER CO 80221-6615

COLORADO STATEWIDE IRON WORKERS
ERECTOR JT APPRENTICESHIP & TRAINING TRUS
OR CURRENT RESIDENT
5575 TEJON ST
DENVER CO 80221

CARRASCO MARIA P
OR CURRENT RESIDENT
2380 W 58TH AVE
DENVER CO 80221

COSTILLO NETTIE M
OR CURRENT RESIDENT
5453 SHOSHONE ST
DENVER CO 80221-1722

CARRASCO MARIA PIEDAD
OR CURRENT RESIDENT
2360 W 58TH AVE
DENVER CO 80221-1828

COURTNEY JESSIC A TARA AND
COURTNEY RICHARD HARDING
OR CURRENT RESIDENT
2212 W 55TH AVE
DENVER CO 80221-1441

CARRILLO MARCOS DANIEL AND
CONCA RUTH ANN
OR CURRENT RESIDENT
5511 SHOSHONE STREET
DENVER CO 80221

COWAN DAVID E AND
COWAN GAIL LEONE
OR CURRENT RESIDENT
2291 W 59TH PL
DENVER CO 80221-6614

CASADOS ESTHER R AND
CASADOS TOM JOE
OR CURRENT RESIDENT
5481 RARITAN WAY
DENVER CO 80221-1735

CRUZ ADRIAN AND EVA
OR CURRENT RESIDENT
5485 VALLEJO ST
DENVER CO 80221

CASAS CORNELIO JR AND
CASAS LOURDES
OR CURRENT RESIDENT
5461 RARITAN WAY
DENVER CO 80221-1735

CRUZ DAVID AND CRUZ GLORIA
OR CURRENT RESIDENT
5571 SHOSHONE ST
DENVER CO 80221

CURWEN EMMA A
OR CURRENT RESIDENT
2335 W 56TH AVE
DENVER CO 80221-1807

DISTLER CHRISTOPHER
OR CURRENT RESIDENT
2260 W 57TH PL
DENVER CO 80221-6611

DAILEY-FISHER DEBRA A
OR CURRENT RESIDENT
2321 W 58TH AVE
DENVER CO 80221-1827

DOMINGUEZ ROGELIO AND
DOMINGUEZ LETICIA
OR CURRENT RESIDENT
5477 UMATILLA ST
DENVER CO 80221-1475

DAMIAN MATTHEW AND
DAMIAN MARINA
OR CURRENT RESIDENT
5728 ALCOTT STREET
DENVER CO 80221

DOYLE FRANCIS
OR CURRENT RESIDENT
2331 W 54TH PL
DENVER CO 80221-1483

DAVIS ZACKARY
OR CURRENT RESIDENT
5637 WYANDOT ST
DENVER CO 80221-1857

DURAN ANTHONY A AND
DURAN JOANN A
OR CURRENT RESIDENT
5545 ZUNI ST
DENVER CO 80221-1403

DE HERRERA LINDA AND
JIMENEZ PATRICIA
OR CURRENT RESIDENT
2320 W 56TH AVE
DENVER CO 80221-1808

EBERL DORIS I
OR CURRENT RESIDENT
2315 W MOFFAT PL
DENVER CO 80221

DEBRAAK JOHN R AND
DEBRAAK LARONNA SHAE
OR CURRENT RESIDENT
1760 W 55TH PL
DENVER CO 80221-1712

ELIZONDO LIDIA A
OR CURRENT RESIDENT
5523 RARITAN WAY
DENVER CO 80221

DECKER JOHN L AND
DECKER DIANNA L
OR CURRENT RESIDENT
2341 W 59TH PL
DENVER CO 80221-1834

ESP VENTURES LLC
OR CURRENT RESIDENT
5750 PECOS ST
DENVER CO 80221-6619

DELISA RONNIE R
OR CURRENT RESIDENT
2251 W 54TH PL
DENVER CO 80221-1467

ESPINOZA SETH AND
ESPINOZA ATHENA
OR CURRENT RESIDENT
5552 UMATILLA ST
DENVER CO 80221-1474

DESHON MATTHEW C
OR CURRENT RESIDENT
5482 ZUNI ST
DENVER CO 80221-1479

ESTES DONALD DEAN
OR CURRENT RESIDENT
1761 W 54TH PL
DENVER CO 80221-1710

DIETZ ERIC
OR CURRENT RESIDENT
2230 W 59TH PL
DENVER CO 80221-6613

FALLER DEBRA JEAN
OR CURRENT RESIDENT
2201 W 57TH PL
DENVER CO 80221-6610

FARMER KELLY B AND
KORTE JENNIFER MARIA
OR CURRENT RESIDENT
5630 ALCOTT ST
DENVER CO 80221-1837

GARCIA GINA V
OR CURRENT RESIDENT
2360 W MOFFAT PL
DENVER CO 80221-1482

FERRARO CARMINE
OR CURRENT RESIDENT
5476 UMATILLA ST
DENVER CO 80221

GARCIA JASON DAVID
OR CURRENT RESIDENT
5484 TEJON ST
DENVER CO 80221

FISHER WILLIAM L AND
DAILEY-FISHER DEBRA A
OR CURRENT RESIDENT
2222 W 58TH PL
DENVER CO 80221-6613

GARCIA JERRY
OR CURRENT RESIDENT
1741 W 54TH PL
DENVER CO 80221-1710

FLORES CAROLINE A
OR CURRENT RESIDENT
5521 UMATILLA ST
DENVER CO 80221

GARCIA LEON MICHAEL
OR CURRENT RESIDENT
5522 UMATILLA ST
DENVER CO 80221-1474

FOSTER REGAN M AND
FOSTER ELIZABETH R
OR CURRENT RESIDENT
5466 UMATILLA ST
DENVER CO 80221-1474

GARCIA LUCAS R
OR CURRENT RESIDENT
5768 ALCOTT ST
DENVER CO 80221-1855

FRANSUA PHYLLIS C 1/4 INT / LUCERO ELVIN 1/4
INT AND
LUCERO DUANE 1/4 INT AND LUCERO CLARENCE 1/4
INT
OR CURRENT RESIDENT
5462 SHOSHONE ST
DENVER CO 80221-1723

GARCIA NOHEMI
OR CURRENT RESIDENT
2301 W 56TH AVE
DENVER CO 80221-1807

FREYRE TERESA AND
FREYRE DAVID
OR CURRENT RESIDENT
1781 W 55TH PL
DENVER CO 80221-1747

GIBSON LAURA J
OR CURRENT RESIDENT
5561 SHOSHONE ST
DENVER CO 80221-1724

GALLEGOS III EDWARD ISALIAS AND
GALLEGOS VALERIE M
OR CURRENT RESIDENT
2231 W 54TH PL
DENVER CO 80221-1467

GLASSICK PARKER
OR CURRENT RESIDENT
5531 SHOSHONE ST
DENVER CO 80221-1724

GARCIA CYRUS RAY AND
GARCIA MARY DOROTHY
OR CURRENT RESIDENT
1780 W 55TH PL
DENVER CO 80221-1712

GLIM CRYSTAL NICOLE
OR CURRENT RESIDENT
2360 W 57TH AVE
DENVER CO 80221-1870

GARCIA DANIEL F AND
GARCIA CONCHITA
OR CURRENT RESIDENT
5478 VALLEJO ST
DENVER CO 80221-1463

GOMEZ ADELE
OR CURRENT RESIDENT
1740 W 55TH PL
DENVER CO 80221-1712

GONZALES ALFONSO T AND
GONZALES LILLIAN
OR CURRENT RESIDENT
5502 RARITAN WAY
DENVER CO 80221-1771

HARROD JAMES CALVIN REVOCABLE TRUST
OR CURRENT RESIDENT
2220 W 56TH AVE
DENVER CO 80221-6605

GONZALES FRANCES R
OR CURRENT RESIDENT
5582 RARITAN WAY
DENVER CO 80221

HAUER DANIE AND
CHAU CHRISTINA
OR CURRENT RESIDENT
2410 W 56TH AVE
DENVER CO 80221-1810

GONZALES MARY-EUGENIA
OR CURRENT RESIDENT
5474 TEJON ST
DENVER CO 80221

HAWK BEVERLY M
OR CURRENT RESIDENT
2341 W 57TH AVE
DENVER CO 80221-1869

GONZALES SALLY R AND
GONZALES FRANK
OR CURRENT RESIDENT
5522 RARITAN WAY
DENVER CO 80221-1771

HELFAND ALISON EMILY AND
GOODMASTER KYLE SCOTT
OR CURRENT RESIDENT
5510 TEJON ST
DENVER CO 80221-1436

GONZALEZ DARLENE
OR CURRENT RESIDENT
1761 W 55TH PL
DENVER CO 80221-1747

HERNANDEZ MERCEDES
OR CURRENT RESIDENT
5520 VALLEJO ST
DENVER CO 80221-1448

GRANADO VICKIE LEE
OR CURRENT RESIDENT
5451 RARITAN WAY
DENVER CO 80221-1735

HERNANDEZ ROGELIO
OR CURRENT RESIDENT
5460 RARITAN WAY
DENVER CO 80221

GRIEGO DAVID
OR CURRENT RESIDENT
5475 VALLEJO ST
DENVER CO 80221-1446

HINKLE GERTRUDE I REVOCABLE LIVING TRUST
OR CURRENT RESIDENT
2205 W MOFFAT PL
DENVER CO 80221-1442

GRISWOLD MATTHEW B
OR CURRENT RESIDENT
5555 ZUNI ST
DENVER CO 80221-1403

HOLGUIN ERASMO
OR CURRENT RESIDENT
2456 W 56TH AVE
DENVER CO 80221

HARO DOLORES M AND
LUCERO JOAQUIN S
OR CURRENT RESIDENT
5560 SHOSHONE ST
DENVER CO 80221-1725

HOMRA DAVID G AND
HOMRA REGINNA G
OR CURRENT RESIDENT
2220 W 56TH PL
DENVER CO 80221-6607

HARRISON MARY A
OR CURRENT RESIDENT
5581 ZUNI ST
DENVER CO 80221-1454

INGALLS STANLEY W AND
INGALLS CARMEN C
OR CURRENT RESIDENT
2291 W 56TH AVE
DENVER CO 80221-6604

INGALLS STANLEY W AND
INGALLS CARMEN C
OR CURRENT RESIDENT
5646 WYANDOT STREET
DENVER CO 80221

KOHS DAVID W
OR CURRENT RESIDENT
1781 W 54TH PL
DENVER CO 80221-1710

JARA VICTOR AND
FARIAS LAURA
OR CURRENT RESIDENT
5688 ALCOTT ST
DENVER CO 80221-1837

LA RUSSO ELAINE A
OR CURRENT RESIDENT
5481 TEJON ST
DENVER CO 80221-1464

JIMENEZ EDUARDO AND JULIA
OR CURRENT RESIDENT
2213 W 57TH PL
DENVER CO 80221-6610

LEE MICHELE AND
BACA JAMES
OR CURRENT RESIDENT
2201 W MOFFAT PL
DENVER CO 80221-1442

JIMENEZ PRISCILLA
OR CURRENT RESIDENT
2320 W 57TH AVE
DENVER CO 80221-1870

LEE SUSAN L AND
LEE DINO
OR CURRENT RESIDENT
5748 ALCOTT ST
DENVER CO 80221-1855

JORANLIEN KIRSTEN AND
ARNDT WILLIAM BRANDON
OR CURRENT RESIDENT
5580 VALLEJO ST
DENVER CO 80221-1448

LEVY TINA
OR CURRENT RESIDENT
5640 ZUNI ST
DENVER CO 80221-1864

JORDAN JOHANNES M
OR CURRENT RESIDENT
5444 TEJON ST
DENVER CO 80221-1434

LEWIS STEVE
OR CURRENT RESIDENT
5579 PECOS ST
DENVER CO 80221

JUAREZ SOCORRO AND
CERVANTES ANDREA LOYA
OR CURRENT RESIDENT
2321 W 57TH AVE
DENVER CO 80221-1869

LITTLETON BRIAN J
OR CURRENT RESIDENT
2221 W 57TH PL
DENVER CO 80221-6610

KALISTA JOHN PATRICK
OR CURRENT RESIDENT
5544 QUIVAS ST
DENVER CO 80221-1761

LITTRELL STANLEY A AND
LITTRELL JUDY L
OR CURRENT RESIDENT
2361 W 55TH AVE
DENVER CO 80221-1481

KBD PROPERTIES LLC
OR CURRENT RESIDENT
1775 W 55TH AVE
DENVER CO 80221-1745

LOPEZ ARTURO JR
OR CURRENT RESIDENT
1742 W 56TH AVE
DENVER CO 80221-6654

KHAN SAMINA TUFAIL
OR CURRENT RESIDENT
5521 SHOSHONE ST
DENVER CO 80221-1724

LOPPNOW STEVEN AND CHAU CHRISTINA AND
HAURER DANIEL AND WERNSMANN ERICA
OR CURRENT RESIDENT
2391 W 56TH AVE
DENVER CO 80221-1807

LOTT CARA LYNN
OR CURRENT RESIDENT
2300 W 56TH AVE
DENVER CO 80221-1808

MARTIN-PROCTOR AUNDREA N AND
MARTIN-PROCTOR GARRETT R
OR CURRENT RESIDENT
5464 TEJON ST
DENVER CO 80221-1434

LOVATO GLORIA M
OR CURRENT RESIDENT
5470 RARITAN WAY
DENVER CO 80221-1733

MARTINEZ ALBERT V JR
OR CURRENT RESIDENT
2271 W 59TH PL
DENVER CO 80221-6614

LUCERO AUTHUR R AND
LUCERO MARIA G
OR CURRENT RESIDENT
5563 RARITAN WAY
DENVER CO 80221-1770

MARTINEZ EDGAR R AND
CANO JACQUELINE
OR CURRENT RESIDENT
5650 ZUNI ST
DENVER CO 80221-1864

MACHMULLER DREW D
OR CURRENT RESIDENT
5550 ALCOTT ST
DENVER CO 80221-1624

MARTINEZ FRANCISCO R
OR CURRENT RESIDENT
2372 W 55TH AVE
DENVER CO 80221-1480

MADRID ALEX I
OR CURRENT RESIDENT
2291 W 56TH PLACE
DENVER CO 80221

MARTINEZ GERALDEAN R
OR CURRENT RESIDENT
5551 SHOSHONE ST
DENVER CO 80221-1724

MAESTAS DEBBIE C AND
DIXON RYAN M
OR CURRENT RESIDENT
2301 W 58TH AVE
DENVER CO 80221-1827

MARTINEZ JAMES DANIEL
OR CURRENT RESIDENT
2292 W 55TH AVE
DENVER CO 80221-1441

MAJALCA CIPRIANO
OR CURRENT RESIDENT
5657 WYANDOT ST
DENVER CO 80221-1857

MARTINEZ LORETTA A
OR CURRENT RESIDENT
5758 ALCOTT ST
DENVER CO 80221-1855

MALLORY SEAN
OR CURRENT RESIDENT
2250 W 59TH PL
DENVER CO 80221-6615

MARTINEZ SAMUEL DUENAS
OR CURRENT RESIDENT
5738 ALCOTT ST
DENVER CO 80221-1855

MANCHA ANA LILIA
OR CURRENT RESIDENT
5551 TEJON ST
DENVER CO 80221-1435

MASIH AKEEL AND
MASIH AKSA AKEEL
OR CURRENT RESIDENT
1721 W 55TH PL
DENVER CO 80221-1747

MARKHAM KAREN M AND
WISEMAN ANNAMARIE H
OR CURRENT RESIDENT
2300 W 57TH AVE
DENVER CO 80221-1870

MATOS ALDO M AND
MATOS MARIA R
OR CURRENT RESIDENT
2291 W 54TH PL
DENVER CO 80221-1467

MATTHEWS STEVEN C AND
SILANO KRISTA R
OR CURRENT RESIDENT
2350 W MOFFAT PL
DENVER CO 80221-1482

MOMII PATRICIA ANN
OR CURRENT RESIDENT
5503 RARITAN WAY
DENVER CO 80221-1770

MATTHIAS MAREN AND
MATHURIN SANDRA
OR CURRENT RESIDENT
5660 ZUNI ST
DENVER CO 80221-1864

MONTEFERRANTE ASSET MANAGEMENT LLC
OR CURRENT RESIDENT
5680 PECOS STREET
DENVER CO 80221

MC BAIN HELEN J
OR CURRENT RESIDENT
2220 W 57TH PL
DENVER CO 80221-6611

MONTES KAREN M AKA
CISNEROS KAREN M
OR CURRENT RESIDENT
5540 SHOSHONE ST
DENVER CO 80221-1725

MC DOUGALL PATRICIA A
MC DOUGALL THOMAS J
OR CURRENT RESIDENT
5512 UMATILLA ST
DENVER CO 80221-1474

MORENO-ESPARZA MOISES AND
RUIZ LILIANA T
OR CURRENT RESIDENT
2361 W 58TH AVE
DENVER CO 80221-1827

MC DOUGALL ROBERT J AND
MC DOUGALL MEGHAN A
OR CURRENT RESIDENT
5511 UMATILLA ST
DENVER CO 80221-1475

NEVAREZ MARCELO GUTIERREZ
OR CURRENT RESIDENT
2201 W 56TH AVE
DENVER CO 80221-6604

MC INTOSH MINERVA E AND
MC INTOSH WILFRED J
OR CURRENT RESIDENT
2171 W 54TH PL
DENVER CO 80221-1422

NOLAN JEFF AND
NOLAN VICKY
OR CURRENT RESIDENT
1629 W 54TH PL
DENVER CO 80221-1710

MCLEAN TRUST THE
OR CURRENT RESIDENT
1720 W 55TH PL
DENVER CO 80221-1712

NORTHROP CHRISTINA D
OR CURRENT RESIDENT
5465 PECOS ST
DENVER CO 80221-6421

MEDINA RAYMOND A
OR CURRENT RESIDENT
2321 W 55TH AVE
DENVER CO 80221

OLGUIN DOROTHY AND
VASQUEZ SALVADOR H
OR CURRENT RESIDENT
1960 W 56TH AVE
DENVER CO 80221-6657

MEDINA ROMAN F AND MEDINA MARY IRENE
OR CURRENT RESIDENT
5480 RARITAN WAY
DENVER CO 80221-1733

ONEIL WILLIAM E
OR CURRENT RESIDENT
5554 QUIVAS ST
DENVER CO 80221-1761

MILLER VIVIAN L
OR CURRENT RESIDENT
2313 W MOFFAT PL
DENVER CO 80221-1442

ORONIA ALEJANDRO
OR CURRENT RESIDENT
1881 W 55TH AVE
DENVER CO 80221-1714

ORTIZ ERASMO AND ORTIZ MARIA
OR CURRENT RESIDENT
2200 W 56TH PLACE
DENVER CO 80221

PATTON CHARLES A AND PATTON LUCILLE A
OR CURRENT RESIDENT
5472 SHOSHONE STREET
DENVER CO 80221-1723

ORTIZ PHILLIP G AND
ORTIZ MARIE A
OR CURRENT RESIDENT
1700 W 55TH PL
DENVER CO 80221-1712

PAYAN FERNANDO AND PAYAN ANA B
OR CURRENT RESIDENT
2501 W 56TH AVE
DENVER CO 80221-1809

PACHECO DEBBIE KAY
OR CURRENT RESIDENT
1950 W 56TH AVE
DENVER CO 80221

PAYAN ROSA MARIA AND
PAYAN ALBERTO L
OR CURRENT RESIDENT
2332 W 55TH AVE
DENVER CO 80221

PADILLA CARLA J
OR CURRENT RESIDENT
5531 UMATILLA ST
DENVER CO 80221-1475

PERALES RAFAEL
OR CURRENT RESIDENT
2352 W 55TH AVENUE
DENVER CO 80221

PADILLA DOLORES
OR CURRENT RESIDENT
5651 WYANDOT ST
DENVER CO 80221-1857

PEREZ ALEX J AND
PEREZ JACQUELYNE S
OR CURRENT RESIDENT
2392 W 55TH AVE
DENVER CO 80221-1480

PAIZ DARRIN P AND PAIZ TRACIE L
OR CURRENT RESIDENT
1762 W 56TH AVE
DENVER CO 80221

PETERS ANGELA AND
PETERS CHRISTOPHER
OR CURRENT RESIDENT
5532 UMATILLA ST
DENVER CO 80221-1474

PARKER MICHAEL C AND
PARKER LINDA KAY
OR CURRENT RESIDENT
2252 W 55TH AVE
DENVER CO 80221-1441

POWELL KELLIE A
OR CURRENT RESIDENT
2224 W 58TH PL
DENVER CO 80221-6613

PARRIOTT JOEL L AND
SCHNEIDER JILL T
OR CURRENT RESIDENT
5718 ALCOTT STREET
DENVER CO 80221

PRENDIS SONIA P AND
PRENDIS VICTOR C
OR CURRENT RESIDENT
5455 PECOS ST
DENVER CO 80221

PARTELLO DEBORAH L
OR CURRENT RESIDENT
1721 W 54TH PL
DENVER CO 80221-1710

PRINCE DOLORES J
OR CURRENT RESIDENT
5452 SHOSHONE ST
DENVER CO 80221-1723

PATINO-CARDENAS ABRAHAM
OR CURRENT RESIDENT
5660 ALCOTT ST
DENVER CO 80221

PRINCE-SMITH JOLEEN AND SMITH DWAYNE C
OR CURRENT RESIDENT
5450 RARITAN WAY
DENVER CO 80221

PUENTE JERONIMO AND
PUENTE BERTHA CASTILLO
OR CURRENT RESIDENT
5501 UMATILLA ST
DENVER CO 80221-1475

RUBIO CLOVER OCTAVIO MOLINA AND
HERNANDEZ DALIA ESCORZA
OR CURRENT RESIDENT
5501 TEJON ST
DENVER CO 80221-1435

RAMIREZ LUDIVINA M AKA
RAMIREZ LUDIVINA MAJALCA
OR CURRENT RESIDENT
2371 W 54TH PL
DENVER CO 80221-1483

RUTTER DAVID A AND
RUTTER LAURETTE S
OR CURRENT RESIDENT
2200 W 56TH AVE
DENVER CO 80221-6605

RAMIREZ TERESA J AND
GABALDON JULIE A
OR CURRENT RESIDENT
2309 W MOFFAT PL
DENVER CO 80221

RYAN-BUCK LINDSAY AND
BUCK JONATHAN
OR CURRENT RESIDENT
5468 VALLEJO ST
DENVER CO 80221-1463

RAMOS RICHARD THOMAS
OR CURRENT RESIDENT
5533 RARITAN WAY
DENVER CO 80221-1770

SAIZ GARCIA PATRICIA
OR CURRENT RESIDENT
5540 TEJON ST
DENVER CO 80221-1436

RAMOS ROSA MARIA
OR CURRENT RESIDENT
5553 RARITAN WAY
DENVER CO 80221-1770

SALAZAR PETE AND
SALAZAR STELLA C
OR CURRENT RESIDENT
2211 W 58TH PL
DENVER CO 80221-6612

ROBINSON DANIEL J AND
ROBINSON DANIELLE C
OR CURRENT RESIDENT
5550 VALLEJO ST
DENVER CO 80221-1448

SANCHEZ LOYA CARMEN AND
RODRIGUEZ RAFAEL J
OR CURRENT RESIDENT
2391 W 59TH PL
DENVER CO 80221-1834

ROBISON JANICE M
OR CURRENT RESIDENT
5570 TEJON ST
DENVER CO 80221-1436

SANDOVAL MICHELLE
OR CURRENT RESIDENT
1680 W 55TH AVE
DENVER CO 80221

RODRIGUEZ ARMANDO H TRUST THE
OR CURRENT RESIDENT
2211 W 54TH PL
DENVER CO 80221-1467

SANTOS MONICA L
OR CURRENT RESIDENT
5465 TEJON STREET
DENVER CO 80221

RODRIGUEZ PETE F AND
DURAN BONNIE A
OR CURRENT RESIDENT
5570 SHOSHONE ST
DENVER CO 80221-1725

SCHAFERSMAN TED R AND
SCHAFERSMAN CHRISTOPHER
OR CURRENT RESIDENT
1741 W 55TH PL
DENVER CO 80221-1747

ROGERS SUNDAY LOUISE
OR CURRENT RESIDENT
2330 W MOFFAT PL
DENVER CO 80221-1482

SEMMEN CRAIG A
OR CURRENT RESIDENT
5488 VALLEJO ST
DENVER CO 80221

SERDY KEVIN
OR CURRENT RESIDENT
2300 W 58TH AVE
DENVER CO 80221-1828

SNYDER SAMANTHA
OR CURRENT RESIDENT
5483 SHOSHONE ST
DENVER CO 80221-1722

SHORE BROWN AND
SHORE RUBY A
OR CURRENT RESIDENT
5550 SHOSHONE ST
DENVER CO 80221-1725

SPARACINO ADOLFO
OR CURRENT RESIDENT
2220 W MOFFAT PL
DENVER CO 80221-1443

SILVER HOLDINGS LLC
OR CURRENT RESIDENT
2150 W 60TH AVE
DENVER CO 80221-6623

SPERO MICHAEL J
OR CURRENT RESIDENT
5530 VALLEJO ST
DENVER CO 80221-1448

SIMPKINS LAURA AND
SIMPKINS DAVID
OR CURRENT RESIDENT
5472 ZUNI ST
DENVER CO 80221-1479

SPRAGUE KEVIN ROBERT AND
SPRAGUE KELLY ANNE
OR CURRENT RESIDENT
5513 TEJON ST
DENVER CO 80221-1435

SKOOG BILLY L AND
SKOOG ROBIN K
OR CURRENT RESIDENT
2462 W 56TH AVE
DENVER CO 80221-1810

STARK NICOLE MARIE AND
SKORKA KRZYSZTOF J
OR CURRENT RESIDENT
2196 W 56TH AVENUE
DENVER CO 80221

SLATER TRACESEA H
OR CURRENT RESIDENT
2220 W 58TH PL
DENVER CO 80221-6613

STIGALL STEPHEN AND
STIGALL JENNIFER
OR CURRENT RESIDENT
5585 QUIVAS ST
DENVER CO 80221-1760

SMEJKAL BARI W
OR CURRENT RESIDENT
5552 ALCOTT ST
DENVER CO 80221-1624

STOLL AMELIA L AND
GOSNELL THOMAS C
OR CURRENT RESIDENT
2340 W MOFFAT PL
DENVER CO 80221-1482

SMITH ANDREW L AND
DUBNER ANNETTE C
OR CURRENT RESIDENT
5678 ALCOTT STREET
DENVER CO 80221

SUAZO BOBBY
OR CURRENT RESIDENT
2210 W 58TH PL
DENVER CO 80221-6613

SMITH CHARLES LEE AND
SMITH EMILY SUE
OR CURRENT RESIDENT
5574 QUIVAS ST
DENVER CO 80221

SWEENEY GRISEL AND
SWEENEY MATHEW
OR CURRENT RESIDENT
5581 SHOSHONE ST
DENVER CO 80221-1724

SMITH KEVIN
OR CURRENT RESIDENT
2300 W MOFFAT PL
DENVER CO 80221-1482

TOTO JAMES A
OR CURRENT RESIDENT
2186 W 56TH AVE
DENVER CO 80221-6603

TRUJILLO ALBERTANO M AND
TRUJILLO PATRICIA R
OR CURRENT RESIDENT
5513 RARITAN WAY
DENVER CO 80221-1770

VALENZUELA GILBERT J/LORRAINE AND
ZENDEJAS SANDRA/VALENZUELA RICK
OR CURRENT RESIDENT
5510 SHOSHONE ST
DENVER CO 80221

TRUJILLO RUSSELL
OR CURRENT RESIDENT
5454 TEJON ST
DENVER CO 80221-1434

VEGA SALVADOR AND
SALAZAR ESPERANZA
OR CURRENT RESIDENT
5482 SHOSHONE ST
DENVER CO 80221-1723

TRUJILLO WILLIE RAYMOND AND
TRUJILLO ORALIA CLARA
OR CURRENT RESIDENT
5584 QUIVAS ST
DENVER CO 80221-1761

VIGIL JEFFREY J
OR CURRENT RESIDENT
5502 TEJON STREET
DENVER CO 80221

TYSON LESLIE ANN
OR CURRENT RESIDENT
5620 ZUNI STREET
DENVER CO 80221

VIGIL JOSEPH G
OR CURRENT RESIDENT
1760 W 55TH AVE
DENVER CO 80221-1730

URIBE BOBBIE J
OR CURRENT RESIDENT
5463 SHOSHONE ST
DENVER CO 80221-1722

VIGIL JUAN E II
OR CURRENT RESIDENT
2301 W 59TH PL
DENVER CO 80221-1834

VALDEZ JUAN FRANK AND
HERRERA-VALDEZ ERIKA
OR CURRENT RESIDENT
2261 W 56TH PL
DENVER CO 80221-6606

VILLA CARMEN T
OR CURRENT RESIDENT
5543 RARITAN WAY
DENVER CO 80221

VALDEZ RICHARD T AND
VALDEZ BARBARA G
OR CURRENT RESIDENT
2341 W 58TH AVE
DENVER CO 80221-1827

VILLANUEVA IGNACIO AND
VILLANUEVA DAMARIS
OR CURRENT RESIDENT
5689 WYANDOT ST
DENVER CO 80221-1857

VALDEZ WILLIAM M AND
LECHUGA CHALANE E
OR CURRENT RESIDENT
2317 W MOFFAT PL
DENVER CO 80221-1442

VILLEGAS DELIA GARCIA
OR CURRENT RESIDENT
5502 UMATILLA ST
DENVER CO 80221-1474

VALDIVIA RODOLFO DAVID AND
VALDIVIA MIQUELEEN
OR CURRENT RESIDENT
2225 W 57TH PL
DENVER CO 80221-6610

WALK JUSTIN
OR CURRENT RESIDENT
2240 W 56TH PL
DENVER CO 80221-6607

VALDIVIA SERENA RAQUEL
OR CURRENT RESIDENT
5560 TEJON ST
DENVER CO 80221-1436

WALLACE ANDRE L
OR CURRENT RESIDENT
2141 W 54TH PLACE
DENVER CO 80221

WENCEL DARIUSZ
OR CURRENT RESIDENT
5564 QUIVAS ST
DENVER CO 80221-1761

CURRENT RESIDENT
2323 1/2 W MOFFAT PL
DENVER CO 80221-1409

WENDELIN WILBUR L AND
WENDELIN BERNITA A
OR CURRENT RESIDENT
5443 SHOSHONE ST
DENVER CO 80221-1722

CURRENT RESIDENT
5535 TEJON ST
DENVER CO 80221-1435

WERNSMANN ERICA AND
LOPPNOW STEPHEN
OR CURRENT RESIDENT
2350 W 56TH AVENUE
DENVER CO 80221-1808

CURRENT RESIDENT
5506 TEJON ST
DENVER CO 80221-1436

WHITE DIANE E
OR CURRENT RESIDENT
5650 PECOS ST
DENVER CO 80221-6641

CURRENT RESIDENT
5516 TEJON ST
DENVER CO 80221-1436

WILKINS COLIN
OR CURRENT RESIDENT
5778 ALCOTT ST
DENVER CO 80221-1855

CURRENT RESIDENT
2201 W 55TH AVE
DENVER CO 80221-1440

WILLIAMS KRISTY D
OR CURRENT RESIDENT
2320 W 58TH AVE
DENVER CO 80221-1828

CURRENT RESIDENT
2221 W 55TH AVE
DENVER CO 80221-1440

WISEMAN ZACHARY ROBERT AND
ADAM CALISSE MARIE
OR CURRENT RESIDENT
2241 W 56TH PL
DENVER CO 80221-6606

CURRENT RESIDENT
2285 W 55TH AVE
DENVER CO 80221-1440

YARISH BRUCE AND
YARISH SHANNON
OR CURRENT RESIDENT
2340 W 58TH AVE
DENVER CO 80221

CURRENT RESIDENT
2272 W 55TH AVE
DENVER CO 80221-1441

YHEAULON MATTHEW J
OR CURRENT RESIDENT
5530 SHOSHONE ST
DENVER CO 80221-1725

CURRENT RESIDENT
2200 W MOFFAT PL
DENVER CO 80221-1443

YOUNG JAMES FRANK AND
YOUNG STEVEN DAVID
OR CURRENT RESIDENT
2290 W 59TH PL
DENVER CO 80221-6615

CURRENT RESIDENT
2210 W MOFFAT PL
DENVER CO 80221-1443

CURRENT RESIDENT
5540 VALLEJO ST
DENVER CO 80221-1448

CURRENT RESIDENT
2311 W 54TH PL
DENVER CO 80221-1483

CURRENT RESIDENT
5570 VALLEJO ST
DENVER CO 80221-1448

CURRENT RESIDENT
2351 W 54TH PL
DENVER CO 80221-1483

CURRENT RESIDENT
5485 TEJON ST
DENVER CO 80221-1464

CURRENT RESIDENT
5581 ZUNI ST STE 1
DENVER CO 80221-1486

CURRENT RESIDENT
2271 W 54TH PL
DENVER CO 80221-1467

CURRENT RESIDENT
5581 ZUNI ST STE 2
DENVER CO 80221-1486

CURRENT RESIDENT
5486 UMATILLA ST
DENVER CO 80221-1474

CURRENT RESIDENT
5581 ZUNI ST STE 3
DENVER CO 80221-1486

CURRENT RESIDENT
5541 UMATILLA ST
DENVER CO 80221-1475

CURRENT RESIDENT
5581 ZUNI ST STE A
DENVER CO 80221-1486

CURRENT RESIDENT
2312 W 55TH AVE
DENVER CO 80221-1480

CURRENT RESIDENT
5581 ZUNI ST STE B
DENVER CO 80221-1486

CURRENT RESIDENT
2301 W 55TH AVE
DENVER CO 80221-1481

CURRENT RESIDENT
2441 W 55TH AVE
DENVER CO 80221-1610

CURRENT RESIDENT
2341 W 55TH AVE
DENVER CO 80221-1481

CURRENT RESIDENT
5530 ALCOTT ST
DENVER CO 80221-1624

CURRENT RESIDENT
2381 W 55TH AVE
DENVER CO 80221-1481

CURRENT RESIDENT
1631 W 54TH PL
DENVER CO 80221-1710

CURRENT RESIDENT
1701 W 54TH PL
DENVER CO 80221-1710

CURRENT RESIDENT
1780 W 55TH AVE
DENVER CO 80221-1730

CURRENT RESIDENT
2031 W 54TH PL
DENVER CO 80221-1719

CURRENT RESIDENT
1607 W 55TH AVE
DENVER CO 80221-1731

CURRENT RESIDENT
2071 W 54TH PL
DENVER CO 80221-1719

CURRENT RESIDENT
1657 W 55TH AVE
DENVER CO 80221-1731

CURRENT RESIDENT
5473 SHOSHONE ST
DENVER CO 80221-1722

CURRENT RESIDENT
1640 W 55TH AVE
DENVER CO 80221-1746

CURRENT RESIDENT
5541 SHOSHONE ST
DENVER CO 80221-1724

CURRENT RESIDENT
2460 W 56TH AVE
DENVER CO 80221-1810

CURRENT RESIDENT
5520 SHOSHONE ST
DENVER CO 80221-1725

CURRENT RESIDENT
5650 ALCOTT ST
DENVER CO 80221-1837

CURRENT RESIDENT
1710 W 55TH AVE APT 1
DENVER CO 80221-1727

CURRENT RESIDENT
5698 ALCOTT ST
DENVER CO 80221-1837

CURRENT RESIDENT
1710 W 55TH AVE APT 2
DENVER CO 80221-1727

CURRENT RESIDENT
5708 ALCOTT ST
DENVER CO 80221-1855

CURRENT RESIDENT
1710 W 55TH AVE APT 3
DENVER CO 80221-1727

CURRENT RESIDENT
5679 WYANDOT ST
DENVER CO 80221-1857

CURRENT RESIDENT
1710 W 55TH AVE APT 4
DENVER CO 80221-1727

CURRENT RESIDENT
5699 WYANDOT ST
DENVER CO 80221-1857

CURRENT RESIDENT
5630 ZUNI ST
DENVER CO 80221-1864

CURRENT RESIDENT
5555 PECOS ST UNIT C
DENVER CO 80221-6416

CURRENT RESIDENT
2301 W 57TH AVE
DENVER CO 80221-1869

CURRENT RESIDENT
5555 PECOS ST UNIT D
DENVER CO 80221-6416

CURRENT RESIDENT
2361 W 57TH AVE
DENVER CO 80221-1869

CURRENT RESIDENT
5555 PECOS ST UNIT E
DENVER CO 80221-6416

CURRENT RESIDENT
2381 W 57TH AVE
DENVER CO 80221-1869

CURRENT RESIDENT
5555 PECOS ST UNIT F
DENVER CO 80221-6416

CURRENT RESIDENT
2380 W 57TH AVE
DENVER CO 80221-1870

CURRENT RESIDENT
5493 PECOS ST
DENVER CO 80221-6421

CURRENT RESIDENT
5400 PECOS ST
DENVER CO 80221-6404

CURRENT RESIDENT
5590 PECOS ST
DENVER CO 80221-6424

CURRENT RESIDENT
5595 PECOS ST UNIT A
DENVER CO 80221-6409

CURRENT RESIDENT
5545 PECOS ST
DENVER CO 80221-6425

CURRENT RESIDENT
1349 W 52ND AVE
DENVER CO 80221-6411

CURRENT RESIDENT
1901 W 56TH AVE
DENVER CO 80221-6601

CURRENT RESIDENT
5555 PECOS ST UNIT A
DENVER CO 80221-6416

CURRENT RESIDENT
1921 W 56TH AVE
DENVER CO 80221-6601

CURRENT RESIDENT
5555 PECOS ST UNIT B
DENVER CO 80221-6416

CURRENT RESIDENT
2151 W 56TH AVE
DENVER CO 80221-6602

CURRENT RESIDENT
2160 W 56TH AVE
DENVER CO 80221-6603

CURRENT RESIDENT
2211 W 59TH PL
DENVER CO 80221-6614

CURRENT RESIDENT
2261 W 56TH AVE
DENVER CO 80221-6604

CURRENT RESIDENT
2231 W 59TH PL
DENVER CO 80221-6614

CURRENT RESIDENT
2260 W 56TH AVE
DENVER CO 80221-6605

CURRENT RESIDENT
5671 TEJON ST
DENVER CO 80221-6616

CURRENT RESIDENT
2051 W 56TH AVE
DENVER CO 80221-6608

CURRENT RESIDENT
2200 W 60TH AVE UNIT A
DENVER CO 80221-6621

CURRENT RESIDENT
2055 W 56TH AVE
DENVER CO 80221-6608

CURRENT RESIDENT
2200 W 60TH AVE UNIT B
DENVER CO 80221-6621

CURRENT RESIDENT
5750 PECOS ST STE 1
DENVER CO 80221-6609

CURRENT RESIDENT
2200 W 60TH AVE UNIT C
DENVER CO 80221-6621

CURRENT RESIDENT
5750 PECOS ST STE 3
DENVER CO 80221-6609

CURRENT RESIDENT
2200 W 60TH AVE UNIT D
DENVER CO 80221-6621

CURRENT RESIDENT
5750 PECOS ST STE 6
DENVER CO 80221-6609

CURRENT RESIDENT
2200 W 60TH AVE UNIT E
DENVER CO 80221-6621

CURRENT RESIDENT
2240 W 57TH PL
DENVER CO 80221-6611

CURRENT RESIDENT
2200 W 60TH AVE UNIT F
DENVER CO 80221-6621

CURRENT RESIDENT
2213 W 58TH PL
DENVER CO 80221-6612

CURRENT RESIDENT
2180 W 60TH AVE
DENVER CO 80221-6623

CURRENT RESIDENT
5700 VALLEJO ST
DENVER CO 80221-6626

CURRENT RESIDENT
5975 PECOS ST
DENVER CO 80221-6646

CURRENT RESIDENT
1451 CARGILL DR
DENVER CO 80221-6635

CURRENT RESIDENT
5999 PECOS ST
DENVER CO 80221-6646

CURRENT RESIDENT
5610 PECOS ST
DENVER CO 80221-6641

CURRENT RESIDENT
1722 W 56TH AVE
DENVER CO 80221-6654

CURRENT RESIDENT
5678 PECOS ST
DENVER CO 80221-6641

CURRENT RESIDENT
2240 W 56TH AVE APT A
DENVER CO 80221-6659

CURRENT RESIDENT
5686 PECOS ST
DENVER CO 80221-6641

CURRENT RESIDENT
2240 W 56TH AVE APT B
DENVER CO 80221-6659

CURRENT RESIDENT
5855 PECOS ST
DENVER CO 80221-6644

CURRENT RESIDENT
5750 PECOS ST STE 9
DENVER CO 80221-6667

CURRENT RESIDENT
5800 PECOS ST
DENVER CO 80221-6645

CURRENT RESIDENT
5676 PECOS ST UNIT A
DENVER CO 80221-6671

CURRENT RESIDENT
5890 PECOS ST
DENVER CO 80221-6645

CURRENT RESIDENT
5676 PECOS ST UNIT B
DENVER CO 80221-6671

CURRENT RESIDENT
5929 PECOS ST
DENVER CO 80221-6646

CURRENT RESIDENT
5931 PECOS ST
DENVER CO 80221-6646

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the property at the northwest corner of West 56th Avenue and North Pecos Street on January 7, 2020 in accordance with the requirements of the Adams County Development Standards and Regulations.

A handwritten signature in black ink, reading 'J. Gregory Barnes'.

J. Gregory Barnes