



Re-submittal Form

Case Name/ Number: PLT2025-00039/ Prologis Sub.

Case Manager: Nick Eagleson

Re-submitted Items:

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

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

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

The cover letter must include the following information:

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

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,

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

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

December 9, 2025

Nick Eagleson
Adams County
4430 S. Adams County Parkway, Suite W2000B
Brighton, CO 80601

Re: Park Central – PLT2025-00039

Dear Nick,

Below you will find our responses to your comments in bold. Please note that the applicant has withdrawn the request for a variance for parcels that are under the minimum 2 acre size limit.

Planning Department – Nick Eagleson

PLN01: Request is for a Major Subdivision Preliminary Plat to create four lots and one tract in the I-2 and I-3 zone district on approximately 34 acres.

WM Response: No response needed. 2nd submittal has reduced it to 3 lots and one tract to avoid the need for a variance.

PLN02: The application intends to clean up the subdivision boundaries within the site to create a legal subdivision and establish individual lots for future development.

WM Response: No response needed.

PLN03: Lots 3 and 4 are currently zoned I-2 and would not meet the minimum lot size requirement. The applicant has applied for a variance (VSP2025-00040) for the reduced lot size on those two lots. **WM Response: The applicant has elected to revise the proposed subdivision and combine the center lots to avoid the need for a variance to the minimum lot size requirement.**

PLN04: Is there a private drive to the north of lot 1? I don't see anything on the plat document labeling this, but the aerial appears to have east/west access. Place private drive in easement.

WM Response: The revised plat includes a shared access easement across this drive aisle that provides access to each of the proposed lots.

PLN05: Please provide signature block for Planning Commission on Page One.

WM Response: A Planning Commission signature block has been added to the front cover.

PLN06: Please put case number PLT2025-00039 in the top right.

WM Response: The case number has been added to top right hand corner of each sheet, as requested.

PLN07: No new development is proposed at this time.

WM Response: Confirmed. No new development is associated with this subdivision application

PLN08: Are there currently four parcels along the north. The aerial appears to show six.

WM Response: This was a discrepancy that was identified by WM early in the process and brought to the attention of the County surveyor. It appears that a Plat was prepared by Ware Malcomb and approved by the County for the construction of the existing parking lots on the north side. Based on the discussion with the County, it seems that the Plat may have never been formally recorded with the County.

Development Engineering – Fernando Rodriguez

ENG1: All engineering reports need to be signed and stamped by a Professional Engineer licensed in the state of Colorado. The included Trip Generation and Drainage Letters are only signed.

WM Response: The 2nd submittal includes a revised Trip Generation Letter and a revised Drainage Conformance Letter with Colorado Stamp and Signature.

ENG2: Please include the maximum impervious area that the detention pond can handle and the total imperviousness of the site in the drainage letter.

WM Response: The 2nd submittal includes a revised and stamped Drainage Conformance Letter that includes reference to the total allowable impervious area on the 34 acre site, based on the approved Drainage Report for Park Central prepared by Ware Malcomb (formerly Jansen Strawn). The site support up to 28 acres of imperviousness without affecting the existing detention pond.

---Information Only---

ENG3: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0611H), the project site is NOT located within a regulated 100-yr floodplain. A Floodplain Use Permit is NOT required.

WM Response: No response required.

ENG4: Property IS in Adams County MS4 Stormwater Permit area. If the proposed improvements disturb more than one (1) acre of land OR are part of a larger development that disturbs over one (1) acre, a Stormwater Quality (SWQ) Permit WILL be required and the applicant will be required to prepare a Stormwater Management Plan (SWMP) using the Adams County ESC Template, and obtain both a County SWQ Permit and a State Permit COR400000. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs.

WM Response: No development is associated with this subdivision application. No additional response is required.

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

ENG5: No new access is requested. Must use existing access to property. Any modifications to the existing driveway or adding additional driveways will require additional permitting. No additional access to be approved for this lot at this time.

WM Response: No response required.

Environmental Analyst – Megan Grant

ENV1. The subject parcels are located within the Adams County Mineral Conservation Overlay (MCO) district, the purpose of which is to establish reasonable and uniform limitations, safeguards, and controls for the conservation and wise utilization of natural resources and for rehabilitation of excavated land. Land within this classification is designated as containing commercial mineral deposits in sufficient size parcels and in areas where extraction and rehabilitation can be undertaken while still protecting the health, safety, and welfare of the inhabitants of the area and Adams County. Although the subject parcels are located within the MCO district, the parcels are less than 5 acres and previously developed; therefore, the MCO restrictions are not applicable in this case.

WM Response: No response required.

Neighborhood Services Review – Cornelia Wamke

No comments

WM Response: No response required.

Attorney Review – Sally Daggett

1. Plat needs to be revised to comply with County requirements. For example, there is no Planning Commission signature block and there is no County Attorney's Office (approved as to form) signature block. As another example, there is no tract box on the plat. ROW will identify the required revisions more fully

WM Response: Please refer to the updated plat for the addition of signature blocks, etc.

GIS – Yvonne Thurtell

Everything looks pretty good on our end. They will need to do a deed for parcel 0182511203014 before the map is recorded. Right now the ownership is in Prologis-Exchange CO 2001 LLC; they should use the current legal description of 'Block 1 Thompson Pipe and Steele Company Tract Exc Rd'

WM Response: Acknowledged. Case number added to the upper right hand corner

Air Pollution Control Division – Brendan Cicione

No comments.

WM Response: No response required.

Century Link – Jody K. Butte

No comments.

WM Response: No response required.

Division of Water Resources – Ariel Hacker

1. Provide a water supply plan that specifies the estimated water requirements and proposed uses for the subdivision.

WM Response: No development is occurring as part of this subdivision. There is no water demand associated with this application.

2. If water service is to be provided by a water district or municipality, provide a letter from the entity committing to supplying water to the proposed subdivision.

WM Response: No development is occurring as part of this subdivision. There is no water demand associated with this application.

3. If well no. 8889-F will be used to supply water to the subdivision, the well will need to be re-permitted for such use prior to the subdivision approval. Any new application will be evaluated pursuant to the current law, rules and regulations since the 1973, Senate Bill 213 would not apply anymore.

WM Response: No development is occurring as part of this subdivision. There is no water demand associated with this application.

Xcel Energy – Violeta Ciocanu

Please be advised that Public Service Company has *an existing high-pressure natural gas transmission line* along Washington Street and East 62nd Avenue, natural gas distribution facilities along and withing project area, electric transmission lines running across project area, and electric distribution facilities along and withing property lines. Public Service Company has no objection to this Subdivision, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

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 Xcel Designer assigned to the project for approval of design details.

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

WM Response: Acknowledged.

Thank you for taking the time to review the proposed project. Please reach out to me at mnuno@waremalcomb.com with any questions.

Sincerely,

Ware Malcomb

A handwritten signature in blue ink, appearing to read 'MN' followed by a flourish.

Manny Nuno, PE, CFP, LEED AP, CPESC
Civil Engineering Manager



Development Team Review Comments

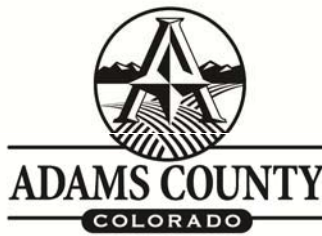
The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

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

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

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

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



Re-submittal Form

Case Name/ Number: PLT2025-00039/ Prologis Sub.

Case Manager: Nick Eagleson

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- Development Plan/ Site Plan
- Plat
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- Engineering Documents
- Subdivision Improvements Agreement
- Other: WM response: Response to Comments

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

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



Community & Economic Development Department
 4430 S. Adams County Pkwy.
 1st Floor, Suite W2000B
 Brighton, CO 80601
 PHONE 720.523.6800
 EMAIL epermitcenter@adcogov.org
 adcogov.org

Development Review Team Comments

Date: 10/14/2025

Project Number: PLT2025-00039

Project Name: Park Central Major Subdivision Preliminary

Commenting Division: Planner Review

Name of Reviewer: Nick Eagleson

Date: 10/10/2025

Email:

Resubmittal Required

PLN01: Request is for a Major Subdivision Preliminary Plat to create four lots and one tract in the I-2 and I-3 zone district on approx. 34 acres. WM response: No response required

PLN02: The application intends to clean up the subdivision boundaries within the site to create a legal subdivision and establish individual lots for future development. WM response: No response required

PLN03: Lots 3 and 4 are currently zoned I-2 and would not meet the minimum lot size requirement. The applicant has applied for a variance (VSP2025-00040) for the reduced lot size on those two lots. WM response: The applicant has elected to merge lots 3 and 4 to create a lot larger than the 2 acre minimum and remove the need for a variance

PLN04: Is there a private drive to the north of lot 1? I don't see anything on the plat document labeling this, but the aerial appears to have east/west access. Place private drive in easement. WM response: An access easement has been added over the drive aisle to permit access across all lots

PLN05: Please provide signature block for Planning Commission on page one. WM response: PC Signature block has been added

PLN06: Put case number PLT2025-00039 in top right corner. WM response: PLT2025-00039 has been added

PLN07: No new development is proposed at this time. WM response: No response required

PLN08: Are there currently only four parcels along the north. The aerial appears to show six.

WM response: This was a concern that was brought to the attention of Adams County at the project start. WM previously prepared a plat for these parcels in 2021-2023. The plat was approved, but it appears that it was never formally recorded.

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Development Engineering Review

Name of Reviewer: Fernando Rodriguez

Date: 10/09/2025

Email:

Resubmittal Required

---Unresolved, Response required---

ENG1: All engineering reports need to be signed and stamped by a Professional Engineer licensed in the state of Colorado. The included Trip Generation and Drainage Letters are only signed.

WM response: Stamped letters have been included for resubmittal

ENG2: Please include the maximum impervious area that the detention pond can handle and the total imperviousness of the site in the drainage letter.

WM response: The drainage conformance letter has been updated to include the maximum impervious area for the entire site based on the approved Park Central - Drainage Study of 2017

---Information Only---

ENG3: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0611H), the project site is NOT located within a regulated 100-yr floodplain. A Floodplain Use Permit is NOT required.

WM response: No response required

ENG4: Property IS in Adams County MS4 Stormwater Permit area. If the proposed improvements disturb more than one (1) acre of land OR are part of a larger development that disturbs over one (1) acre, a Stormwater Quality (SWQ) Permit WILL be required and the applicant will be required to prepare a Stormwater Management Plan (SWMP) using the Adams County ESC Template, and obtain both a County SWQ Permit and a State Permit COR400000. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs.

WM response: The applicant acknowledges that ESC's are required, though no construction is included as part of this project

ENG5: No new access is requested. Must use existing access to property. Any modifications to the existing driveway or adding additional driveways will require additional permitting. No additional access to be approved for this lot at this time.

WM response: No response required

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DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 10/09/2025

Email:

Complete

The following comments apply to mineral conservation:

ENV1. The subject parcels are located within the Adams County Mineral Conservation Overlay (MCO) district, the purpose of which is to establish reasonable and uniform limitations, safeguards, and controls for the conservation and wise utilization of natural resources and for rehabilitation of excavated land. Land within this classification is designated as containing commercial mineral deposits in sufficient size parcels and in areas where extraction and rehabilitation can be undertaken while still protecting the health, safety, and welfare of the inhabitants of the area and Adams County. Although the subject parcels are located within the MCO district, the parcels are less than 5 acres and previously developed; therefore, the MCO restrictions are not applicable in this case.

WM response: No response required

Commenting Division: Neighborhood Services Review

Name of Reviewer: Cornelia Warnke

Date: 10/08/2025

Email:

Complete

There are no open violations at this location at this time. No Comments.

WM response: No response required

Commenting Division: Attorney Review

Name of Reviewer: Sally Daggett

Date: 10/08/2025

Email:

Resubmittal Required

WM response: No response required

Commenting Division: Attorney Review

Name of Reviewer: Sally Daggett

Date: 10/08/2025

Email:

Comment

1. Plat needs to be revised to comply with County requirements. For example, there is no Planning Commission signature block and there is no County Attorney's Office (approved as to form) signature block. As another example, there is no tract box on the plat. ROW will identify the required revisions more fully.

WM response: Please refer to the revised Plat for the updated signature blocks.
There is only one proposed Tract

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

Nick Eagleson

From: CEDD-Plan
Sent: Monday, September 29, 2025 9:18 AM
To: Nick Eagleson
Subject: FW: PLT2025-00049: Request for Comments
Attachments: rfc.pdf; Plat Page.pdf; Written Explanation.pdf



Nick Eagleson

Senior Strategic Planner, *Community and Economic Development Department*
4430 S. Adams County Parkway, Suite C1000
Brighton, CO 80601

o: 720.523.6878 | neagleson@adamscountyco.gov | adamscountyco.gov

County operating hours: Monday-Friday 8:00am-4:30pm

From: Yvonne Thurtell <YThurtell@adamscountyco.gov>
Sent: Monday, September 29, 2025 9:17 AM
To: CEDD-Plan <CEDD-Plan@adamscountyco.gov>
Cc: Ian Cortez <ICortez@adamscountyco.gov>; Thayeng Chang <TChang@adamscountyco.gov>
Subject: FW: PLT2025-00049: Request for Comments

Good Morning,

Everything looks pretty good on our end. They will need to do a deed for parcel 0182511203014 before the map is recorded. Right now the ownership is in Prologis-Exchange CO 2001 LLC; they should use the current legal description of 'Block 1 Thompson Pipe and Steele Company Tract Exc Rd'.

WM response: Understood. Prologis will proceed with the deed prior to recordation

Please add the case number to all pages.

WM response: Case number has been added to the upper right hand corner of each page

Thank you,



Yvonne Thurtell

GIS Specialist, Assessor's Office
4430 S. Adams County Parkway, Suite C2100

Brighton, CO 80601

o: 720.523.6000 | Ythurtell@adamscountyco.gov | adamscountyco.gov

From: Nick Eagleson <NEagleson@adamscountyco.gov>
Sent: Wednesday, September 10, 2025 11:28 AM
To: Nick Eagleson <NEagleson@adamscountyco.gov>
Subject: PLT2025-00049: Request for Comments

Good Morning,

Please see the attached request for comments regarding a Major Subdivision to create four lots on approximately 34 acres. Please have any comments returned by **10/8/25**.



Thanks!

Nick Eagleson

Senior Strategic Planner, *Community and Economic Development Department*
4430 S. Adams County Parkway, Suite C1000
Brighton, CO 80601

o: 720.523.6878 | neagleson@adamscountyco.gov | adamscountyco.gov

County operating hours: Monday-Friday 8:00am-4:30pm

Nick Eagleson

From: Cicone - CDPHE, Brendan <brendan.cicone@state.co.us>
Sent: Monday, September 15, 2025 2:46 PM
To: Nick Eagleson
Subject: Re: PLT2025-00049: Request for Comments

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

Hi Nick,

Thank you for your email. There are no comments from the Air Pollution Control Division. Please do not hesitate to contact me with any questions.

WM response: No response required

Thanks,

Brendan Cicone (*he/him*)

Air Quality and Transportation Planner



4300 Cherry Creek Drive S. | Denver, CO 80246-1530 brendan.cicone@state.co.us
| <https://cdphe.colorado.gov/>

On Mon, Sep 15, 2025 at 9:13 AM Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us> wrote:

Hello,

Please see the email below. Please add comments by 10/6.

Thank you!

----- Forwarded message -----

From: Nick Eagleson <NEagleson@adamscountyco.gov>

Date: Wed, Sep 10, 2025 at 11:27 AM

Subject: PLT2025-00049: Request for Comments

To: Nick Eagleson <NEagleson@adamscountyco.gov>

Good Morning,

Please see the attached request for comments regarding a Major Subdivision to create four lots on approximately 34 acres. Please have any comments returned by **10/8/25**.

Thanks!



Nick Eagleson

Senior Strategic Planner, *Community and Economic Development Department*

4430 S. Adams County Parkway, Suite C1000

Brighton, CO 80601

o: 720.523.6878 | neagleson@adamscountyco.gov | adamscountyco.gov

County operating hours: Monday-Friday 8:00am-4:30pm



cdphe_localreferral@state.co.us | colorado.gov/cdphe



Century**Link**

10/6/25

Nick Eagleson
neagleson@adamscountyco.gov
Sent via email

LETTER OF NO OBJECTION

WM response: No response required

SUBJECT: Letter of No Objection for encroachment at 6030 Washington St., Denver, CO

To Whom It May Concern:

QWEST CORPORATION d/b/a CENTURYLINK QC (“CenturyLink”) has reviewed the request for a letter of no objection to the encroachment described above and has determined that it has no objection.

If CenturyLink/Lumen facilities are found and/or damaged or need to be removed within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions please contact Jody Butte, 814-599-0114 jody.butte@lumen.com.

Sincerely yours,

Jody K. Butte

CenturyLink Right of Way Team
P867745



October 8, 2025

Nick Eagleson, Senior Strategic Planner
Adams County Community and Economic Development
Transmitted via email: NEagleson@adcogov.org

Re: Case No. PLT2025-00049 Park Central Major Subdivision Preliminary

Applicant:

Part of the SW ¼ of the NW ¼ of Sec. 11, Twp. 3 South, Rng. 68 West, 6th PM
Water Division 1, Water District 7
CDWR Assigned Referral No. 34422

Dear Nick Eagleson:

We have reviewed your September 10, 2025 submittal concerning the above referenced proposal to subdivide 34.1 acres into 4 lots and one tract in the industrial zone district. The water supply has not been proposed as a part of this application.

Water Supply Demand

No estimated water requirements for this project were provided in this submittal. Therefore, prior to further review, the applicant should clarify the water demand for this subdivision.

WM response: There is no water demand associated with this project, it is merely a boundary line adjustment

Source of Water Supply

No water supply was proposed in the referral documents for the above referenced referral. A review of our records shows a well operating under permit no. 8889-F located on the subject property. Well permit no. 8889-F was issued on April 14, 1958 with a maximum production rate of 150 gpm, and is permitted for industrial uses. The well is completed into



the Lower Arapahoe aquifer and has an appropriation based on the law as it existed before the enactment of Senate Bill 73-213 and is known as “Pre-213 Well.”

WM response: There is no water demand associated with this project, It is merely a boundary line adjustment

In addition, the proposed subdivision is located within the boundaries of Denver Water and the North Washington Street Water and Sanitation District (“District”). It is unclear if the District is willing to supply water to the proposed subdivision. The District is contracted with the Denver Water and obtains treated water on demand pursuant to Denver Master Contract No. 192. We consider Denver Water to be a reliable water supplier.

WM response: There is no water demand associated with this project, It is merely a boundary line adjustment

State Engineer’s Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., the State Engineer’s Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan, the following information is required:

1. Provide a water supply plan that specifies the estimated water requirements and proposed uses for the subdivision.

WM response: There is no water demand associated with this project, It is merely a boundary line adjustment

2. If water service is to be provided by a water district or municipality, provide a letter from the entity committing to supplying water to the proposed subdivision.

WM response: There is no water demand associated with this project, It is merely a boundary line adjustment

3. If well no. 8889-F will be used to supply water to the subdivision, the well will need to be re-permitted for such use prior to the subdivision approval. Any new application will be evaluated pursuant to the current law, rules and regulations since the 1973, Senate Bill 213 would not apply anymore.

WM response: There is no water demand associated with this project, It is merely a boundary line adjustment

Please contact Ariel.Hacker@state.co.us or 303-866-3581 x 8234 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ioana Comaniciu".

Ioana Comaniciu, P.E.

Water Resources Engineer

Ec: Permit file for well no. 8889-F

North Washington Street Water & Sanitation District File, Denver Water File



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

October 1, 2025

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

Attn: Nick Eagleson

WM response: No response required

Re: Park Central Major Subdivision Preliminary, Case # PLT2025-00039

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Preliminary Plat for Major Subdivision to create four lots and a tract in the Industrial-2 and Industrial-3 zone districts on approximately 34.1 acres.**

Please be advised that Public Service Company has *an existing high-pressure natural gas transmission line* along Washington Street and East 62nd Avenue, natural gas distribution facilities along and withing project area, electric transmission lines running across project area, and electric distribution facilities along and withing property lines. Public Service Company has no objection to this Subdivision, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

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 Xcel Designer assigned to the project for approval of design details.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com



Development Team Review Comments

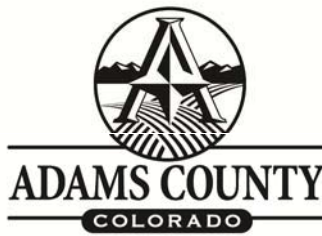
The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

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Re-submittal Form

Case Name/ Number: VSP2025-00040/ Prologis Lot Size

Case Manager: Nick Eagleson

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement
- Other: WM response: Response to 1st Round Comments

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

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adcogov.org

Development Review Team Comments

Date: 10/14/2025

Project Number: VSP2025-00040

Project Name: Park Central Variance Request

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Planner Review

Name of Reviewer: Nick Eagleson

Date: 10/10/2025

Email:

Resubmittal Required

PLN01: Request to allow two lots to be less than the minimum 2-acre lot size required for the I-2 zone district

WM response: This variance is no longer needed

PLN02: Lots 3 and 4, which are being created through the subdivision case (PLT2025-00039) are proposed to be 1.474 (Lot 3) and 1.049 acres (Lot 4) in size.

WM response: This variance is no longer needed

PLN03: The written explanation for the variance states that parcels D and B currently don't meet the minimum lot size. Parcel B however is 2.007 acres according to the plat provided for the subdivision case and parcel D appears to be 1.788 acres.

WM response: This variance is no longer needed

PLN04: One of the newly created lots would be increasing the nonconformity by reducing the overall lot size.

WM response: This variance is no longer needed

PLN05: Why can't lots 3 and 4 be combined? Rezone to I-1?

WM response: Lots 3 and 4 have been combined, eliminating the need for this variance

PLN06: Please review the criteria below for a variance and provide a response supporting the variance request.

2-02-23-06 CRITERIA FOR APPROVAL

WM response: Based on the comments provided by the county on the first review, the applicant has revised the proposed plans to eliminate the need for this variance request.

The Board of Adjustment in approving a variance shall consider the following:

1. Special physical requirements or circumstances exist which are peculiar to the land, the lot, or some aspect inherent in the land causes the hardship and are not applicable to other lands in the same district.
2. The literal interpretation of the provisions of these standards and regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these standards and regulations.
3. Granting of the variance requested will not confer on the applicant any special privilege denied by these standards and regulations for other land in the same zone district.
4. Because of physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of the physical requirements of these standards and regulations.
5. The special circumstances applicable to the property have not been created by voluntary action or negligence by any person presently having an interest in the property.
6. The granting of the variance will be in harmony with the general purpose and intent of these standards and regulations and with the Adams County Comprehensive Plan.
7. The granting of a variance from strict application of these standards and regulations will not cause substantial detriment to the public good or impair the intent of these standards and regulations.
8. The variance would not allow a use which (a) is not otherwise permitted in the zone district in which the property is located, (b) would result in the extension of a non-conforming use, or (c) would change the zone classification of any or all of the subject property.

Commenting Division: Development Engineering Review

Name of Reviewer: Fernando Rodriguez

Date: 10/09/2025

Email:

Complete

ENG1: No engineering concerns with the proposed variance.

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

Commenting Division: Neighborhood Services Review

Name of Reviewer: Cornelia Warnke

Date: 10/08/2025

Email:

Complete

There are no open violations at this location at this time. No Comments.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 09/08/2025

Email:

Complete

The following comments apply to mineral conservation:

WM response: No further action is required

ENV1. The subject parcels are located within the Adams County Mineral Conservation Overlay (MCO) district, the purpose of which is to establish reasonable and uniform limitations, safeguards, and controls for the conservation and wise utilization of natural resources and for rehabilitation of excavated land. Land within this classification is designated as containing commercial mineral deposits in sufficient size parcels and in areas where extraction and rehabilitation can be undertaken while still protecting the health, safety, and welfare of the inhabitants of the area and Adams County. Although the subject parcels are located within the MCO district, the parcels are less than 5 acres and previously developed; therefore, the MCO restrictions are not applicable in this case.

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 4

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DISTRICT 5

Nick Eagleson

From: Cicione - CDPHE, Brendan <brendan.cicione@state.co.us>
Sent: Monday, September 15, 2025 2:13 PM
To: Nick Eagleson
Subject: Re: VSP2025-00040; Request for Comments

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

Hi Nick,

Thank you for your email. There are no comments from the Air Pollution Control Division. Please do not hesitate to contact me with any questions.

WM response: No further action is required

Thanks,
Brendan Cicione (*he/him*)
Air Quality and Transportation Planner



4300 Cherry Creek Drive S. | Denver, CO 80246-1530 brendan.cicione@state.co.us
| <https://cdphe.colorado.gov/>

On Mon, Sep 15, 2025 at 9:13 AM Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us> wrote:

Hello,

Please see the email below. Please add comments by 10/6.

Thank you!

----- Forwarded message -----

From: Nick Eagleson <NEagleson@adamscountyco.gov>
Date: Tue, Sep 9, 2025 at 2:13 PM
Subject: VSP2025-00040; Request for Comments
To: Nick Eagleson <NEagleson@adamscountyco.gov>

Good Afternoon,

Please see the attached request for comments for a lot size variance. Please return any comments by 10/8/25.

Thanks!



Nick Eagleson

Senior Strategic Planner, *Community and Economic Development Department*

4430 S. Adams County Parkway, Suite C1000

Brighton, CO 80601

o: 720.523.6878 | neagleson@adamscountyco.gov | adamscountyco.gov

County operating hours: Monday-Friday 8:00am-4:30pm

--



cdphe_localreferral@state.co.us | colorado.gov/cdphe

Nick Eagleson

From: Relocation-LUMEN <relocations@lumen.com>
Sent: Wednesday, September 17, 2025 9:57 AM
To: Nick Eagleson
Subject: P-702517 : CENTRAL PARK FILING NO. 1

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

Date: **9/17/2025**
Attn: **Nick Eagleson**
RE: **CENTRAL PARK FILING NO. 1**
Requestor Project ID: **VSP2025-00040**

Lumen has received your project notification.

WM response: No further action is required

It has been determined that Lumen does have facilities within your proposed construction area. If you have submitted project plans for review, they will be sent to our Engineering team for conflict analysis, and the estimated review time is 10 business days. Please follow the instructions below when you are ready to submit plans for our review.

Any changes or additions to the project plans or parameters must be submitted using the [Lumen Relocation Request Portal](#) by selecting the option "Update An Existing Project". Please reference the Project ID **P-702517** with any future communications.

Thank you for your cooperation!

Lumen Intake Team
relocations@lumen.com

Remember: Please contact your State One Call prior to construction – call811.com or dial 811 on your phone.

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

October 1, 2025

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

Attn: Nick Eagleson

WM response: No further action is required

Re: Park Central Variance Request, Case # VSP2025-00040

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for **Variance request to allow for lots that are smaller than the minimum 2-acre lot size required by Section 3-26-07-01 in the Adams County Development Standards and Regulations.**

Please be advised that Public Service Company has *an existing high-pressure natural gas transmission line* along Washington Street and East 62nd Avenue, natural gas distribution facilities along and withing project area, electric transmission lines running across project area, and electric distribution facilities along and withing property lines. Public Service Company **has no objection** to this Variance, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

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 Xcel Designer assigned to the project for approval of design details.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

December 8, 2025

Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy., 1st Floor, Suite W2000B
Brighton, CO 80601-8218

RE: Drainage Conformance Letter

Dear Adams County Planning & Development Department,

Thank you for taking the time to review the Lot Line Adjustment for the Prologis Park Central development located at 6030 Washington Street. This development is bounded by Washington Street to the west, East 62nd Avenue to the north, North Downing Street to the east and a rail line to the south.

This Lot Line Adjustment intends to adjust the boundaries within the site to match the completed development and current use for the site. The intent is to clarify the boundaries of the northern parcels (which were subdivided outside of the current Adams County subdivision standards) and to create lots that are more developable for the future. Runoff from the current site is treated in a full spectrum detention pond in the northeastern corner of the site which was designed to treat the runoff from the entire development at full build-out. There is no proposed development in this application, so all current impervious areas will remain and no additional imperviousness will be added.

At the request of Adams County Engineering Department, Ware Malcomb analyzed the approved drainage report and pond calculations for the existing site that were approved in 2017 under the Drainage report for Park Central. The pond was sized for the full future development of the parcel, which included assumptions of 95% imperviousness for Future Parcel 1 (Proposed Lot 2 of this subdivision) and Future Parcel 2 (Lot 3 of this proposed subdivision). The approved drainage report assumed a total imperviousness of 82% across the entire 34.62 acre property, which would allow up to 28.39 acres of total imperviousness to be constructed on the site in the ultimate build out condition without affecting the pond design.

We appreciate your consideration in this matter and please contact me at mnuno@waremalcomb.com with any further questions or concerns.

Thank you,

Ware Malcomb
Manny Nuno. PE, CFM, LEED AP, CPESC
Civil Engineering Manager



WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

May 21, 2025

Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy., 1st Floor, Suite W2000B
Brighton, CO 80601-8218

RE: Traffic Impact Conformance Letter

Dear Adams County Planning & Development Department,

Thank you for taking the time to review the Lot Line Adjustment for the Prologis Park Central development located at 6030 Washington Street. This development is bounded by Washington Street to the west, East 62nd Avenue to the north, North Downing Street to the east and a rail line to the south.

This Lot Line Adjustment intends to adjust the boundaries within the site to match the completed development and current use for the site. The intent is to clarify the boundaries of the northern parcels (which were subdivided outside of the current Adams County subdivision standards) and to create lots that are more developable for the future. There is no associated proposed development in this application, so all current traffic patterns will remain and no additional traffic will be generated by the application.

We appreciate your consideration in this matter and please contact me at mnuno@waremalcomb.com with any further questions or concerns.

Thank you,

Ware Malcomb
Manny Nuno. PE, CFM, LEED AP, CPESC
Civil Engineering Manager



PARK CENTRAL FILING NO. 1

A REPLAT OF BLOCK 1, THOMPSON PIPE AND STEEL COMPANY TRACT AND A PORTION OF BLOCKS 91 THROUGH 94, MAPLETON ADDITION
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP:

PARCEL A:
BLOCK 1, THOMPSON PIPE AND STEEL COMPANY TRACT, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:
BLOCK 91, MAPLETON ADDITION,
EXCEPT THE SOUTH 316.57 FEET THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL C:
BLOCK 92, MAPLETON ADDITION
EXCEPT THE SOUTH 316.57 FEET THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL D:
LOT 94, MAPLETON ADDITION,
EXCEPT THE SOUTH 316.57 FEET THEREOF,
AND EXCEPT THE WEST 20 FEET THEREOF CONVEYED TO THE COUNTY OF ADAMS BY INSTRUMENT RECORDED IN BOOK 2679 AT PAGE 450, AND EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF ADAMS BY WARRANTY DEED RECORDED JULY 19, 2006 AT RECEPTION NO. 20060719000727350, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL E:
BLOCK 93, MAPLETON ADDITION,
EXCEPT THE SOUTH 316.57 FEET THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

EXCEPTING THEREFROM PARCELS A THRU E ABOVE THAT PORTION CONVEYED TO THE COUNTY OF ADAMS, STATE OF COLORADO, IN WARRANTY DEED RECORDED MAY 10, 2018 AT RECEPTION NO. 2018000037853.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION CONTINUED:

A PARCEL OF LAND LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO;

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SECTION 10 AND 11 WHICH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11 TO BEAR NORTH 00°07'22" WEST, BEING MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID WEST LINE; THENCE SOUTH 62°03'55" EAST, A DISTANCE OF 85.24 FEET TO A LINE 40 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE **POINT OF BEGINNING**; THENCE ALONG SAID PARALLEL LINE, NORTH 89°56'49" EAST, A DISTANCE OF 1191.52 FEET TO THE BEGINNING OF A TANGENT CURVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET; THENCE ALONG SAID TANGENT CURVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 89°56'33", AN ARC LENGTH OF 23.55 FEET, HAVING A CHORD BEARING OF SOUTH 45°04'55" EAST, A CHORD DISTANCE OF 21.20 FEET TO A LINE 40 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG SAID PARALLEL LINE, SOUTH 00°06'38" EAST, A DISTANCE OF 1208.20 FEET TO A LINE 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG SAID PARALLEL LINE, NORTH 89°58'07" WEST, A DISTANCE OF 951.53 FEET; THENCE SOUTH 00°07'22" EAST, A DISTANCE OF 10.00 FEET TO A LINE 40 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID PARALLEL LINE, NORTH 89°58'07" WEST, A DISTANCE OF 259.94 FEET TO A LINE 70 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG SAID PARALLEL LINE, NORTH 00°07'22" WEST, A DISTANCE OF 1226.17 FEET; THENCE NORTH 44°49'32" EAST, A DISTANCE OF 7.39 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,483,459 SQUARE FEET, OR 34.056 ACRES, MORE OR LESS.

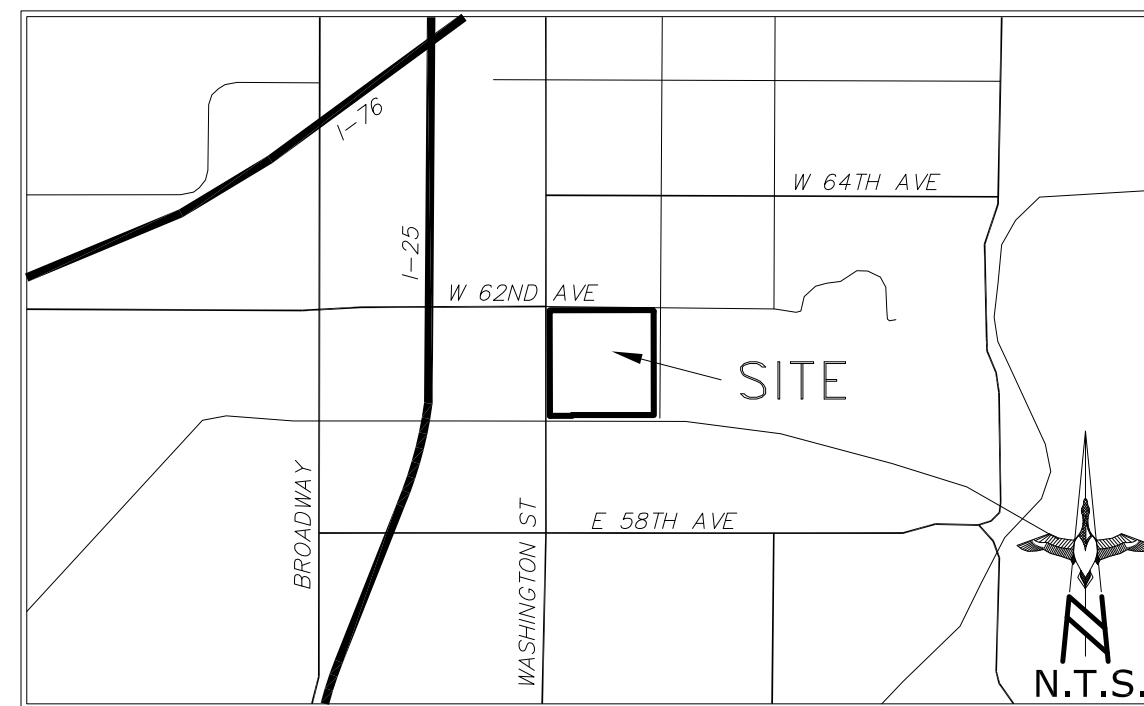
HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "PARK CENTRAL FILING NO. 1."

EXECUTED THIS ____ DAY OF _____ 20__.

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.

VICINITY MAP



SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	EXISTING BOUNDARY & EASEMENTS DETAIL
SHEET 3	PROPOSED LOTS & TRACT DETAIL
SHEET 4	PROPOSED ACCESS EASEMENT

GENERAL NOTES:

- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, WHICH BEARS NORTH 00°07'22" WEST (NAD 83), BETWEEN THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, ALTURA LAND CONSULTANTS, LLC RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: NCS-1T7JCO01-CO COMMITMENT DATE JUNE 17, 2024 AT 5:00 P.M. AND NUMBER: NCS-1213850-CO COMMITMENT DATE MAY 1, 2024 AT 5:00 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.
- BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 08001C0301J, REVISED JANUARY 20, 2016, SUBJECT PROPERTY IS IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
- MONUMENTATION SHALL BE IN ACCORDANCE WITH THE COLORADO REVISED STATUTES (CRS 38-51-105).
- UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE AN INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- FIELD WORK FOR THIS SURVEY WAS PERFORMED ON APRIL 10, 2025.

ATTORNEY'S CERTIFICATE:

I, _____, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS FEE SIMPLE PUBLIC WAYS OR LAND AND THAT TITLE TO SUCH LAND IS THE DEDICATOR'S, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

DATED THIS ____ DAY OF _____, 20__.

ATTORNEY AT LAW

REGISTRATION NO. _____

OWNER:

EXECUTED THIS ____ DAY OF _____ 20__.
PROLOGIS, L.P., A DELAWARE LIMITED PARTNERSHIP
BY: PROLOGIS, INC., A MARYLAND CORPORATION, ITS GENERAL PARTNER

BY: _____ AS: _____

ACKNOWLEDGEMENT:

STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)SS
THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE THIS ____ DAY OF _____, 20__ BY _____ AS _____ OF PROLOGIS, L.P., A DELAWARE LIMITED PARTNERSHIP, BY PROLOGIS, INC., A MARYLAND CORPORATION, ITS GENERAL PARTNER.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

OWNER:

EXECUTED THIS ____ DAY OF _____ 20__.
PROLOGIS TARGETED U.S. LOGISTICS FUND, L.P., A DELAWARE LIMITED PARTNERSHIP
BY: PROLOGIS, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS GENERAL PARTNER
BY: PROLOGIS, INC., A MARYLAND CORPORATION, ITS GENERAL PARTNER

BY: _____ AS: _____

ACKNOWLEDGEMENT:

STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)SS
THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE THIS ____ DAY OF _____, 20__ BY _____ AS _____ OF PROLOGIS TARGETED U.S. LOGISTICS FUND, L.P., A DELAWARE LIMITED PARTNERSHIP, BY PROLOGIS, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS GENERAL PARTNER, BY PROLOGIS, INC., A MARYLAND CORPORATION, ITS GENERAL PARTNER.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

SURVEYOR'S CERTIFICATE:

I, JESUS A. LUGO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE 28TH DAY OF APRIL, 2025, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.
SIGNED THIS ____ DAY OF _____, 20__.

LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 38081

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS ____ DAY OF _____, 20__.

CHAIRMAN

CERTIFICATE OF CLERK AND RECORDER:

THIS PLAT 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 _____, A.D., 20__.

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB



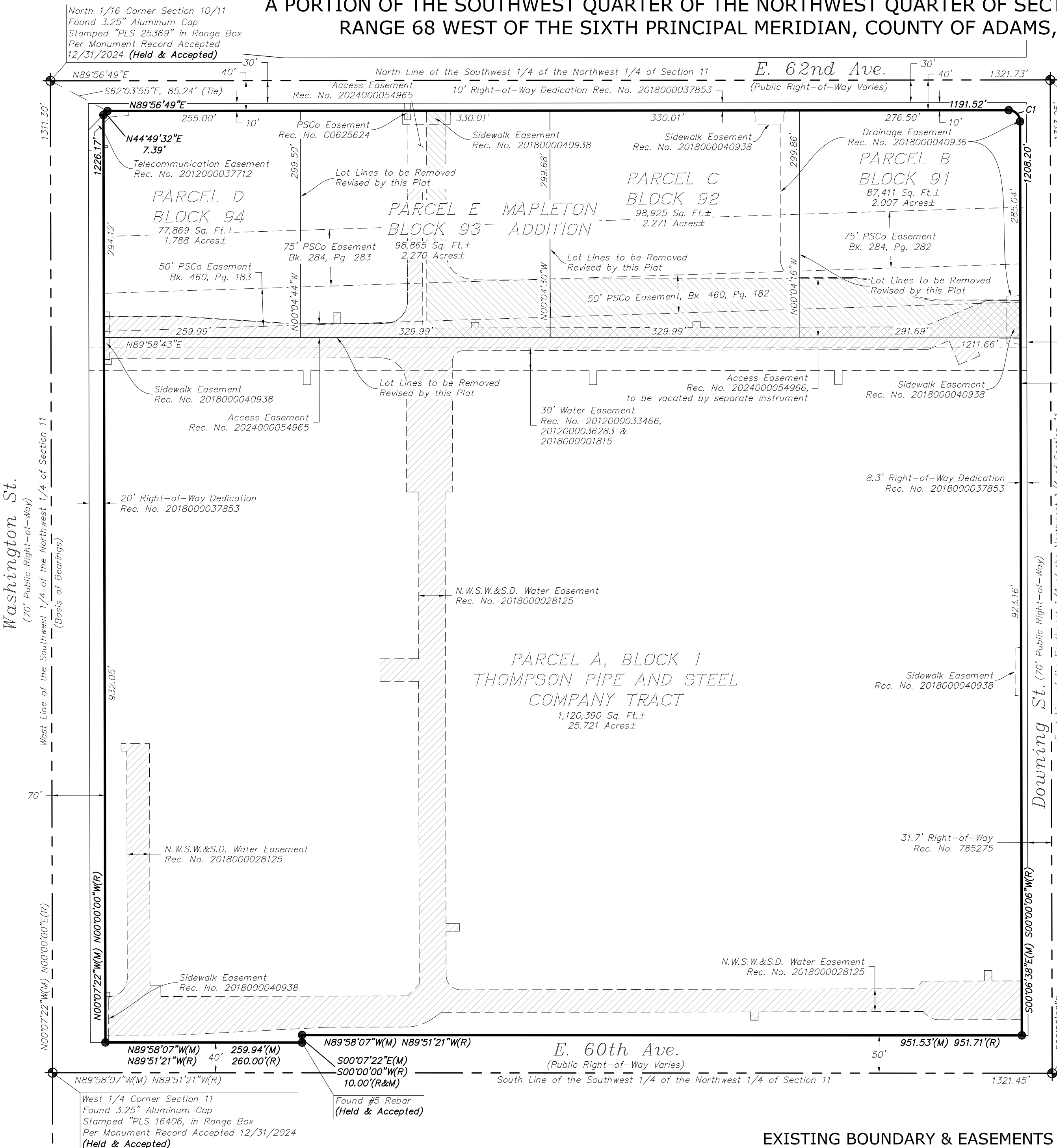
PREPARATION DATE	APRIL 29, 2025
1 ST SUBMITTAL REVIEW	11/10/25

SHEET 1 OF 4

JOB NO. 25031

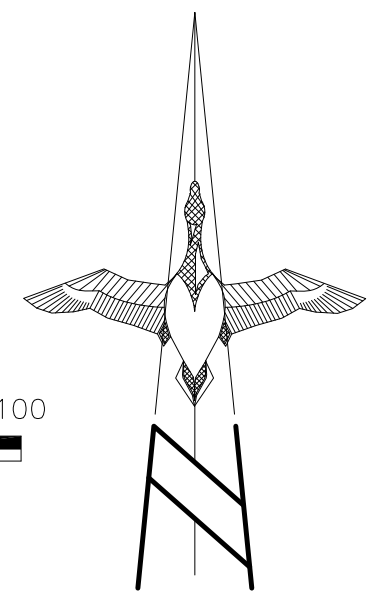
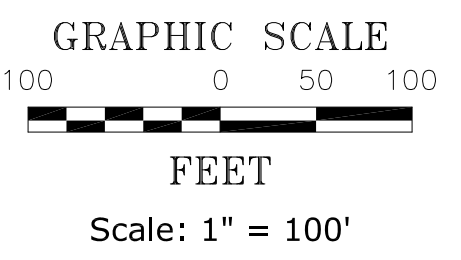
PARK CENTRAL FILING NO. 1

A REPLAT OF BLOCK 1, THOMPSON PIPE AND STEEL COMPANY TRACT AND A PORTION OF BLOCKS 91 THROUGH 94, MAPLETON ADDITION
 A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
 RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



Washington St.
 (70' Public Right-of-Way)
 West Line of the Southwest 1/4 of the Northwest 1/4 of Section 11
 (Basis of Bearings)

Downing St. (70' Public Right-of-Way)
 East Line of the Southwest 1/4 of the Northwest 1/4 of Section 11



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	15.00'	89°56'33"	23.55'	S45°04'55"E	21.20'

LINE LEGEND	
	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= EASEMENT LINES

MONUMENT NOTES	
	HELD & ACCEPTED GREEN PLASTIC CAP, STAMPED "PLS 38430" UNLESS OTHERWISE NOTED.
	INDICATES FOUND SECTION MONUMENT AS NOTED

MISCELLANEOUS NOTES	
(R)	INDICATES RECORD INFORMATION PER THE PLAT OF THOMPSON PIPE AND STEEL COMPANY TRACT, RECORDED APRIL 26, 1978 AT RECEPTION NO. B130133, ADAMS COUNTY RECORDS.
(M)	INDICATES MEASURED BEARINGS AND DISTANCES
	INDICATES NORTH WASHINGTON STREET WATER & SANITATION DISTRICT (N.W.S.W.&S.D.) WATER EASEMENT RECORDED APRIL 6, 2018 AT RECEPTION NO. 2018000028125, ADAMS COUNTY RECORDS.
	INDICATES ACCESS AND PARKING EASEMENT AGREEMENT RECORDED OCTOBER 4, 2024 AT RECEPTION NO. 2024000054966, ADAMS COUNTY RECORDS, TO BE VACATED BY SEPARATE INSTRUMENT.

West C-C 1/16 Corner Section 11
 Found 2.5" Aluminum Cap
 Stamped "PLS 38430, in Range Box
 (Held & Accepted)

West 1/4 Corner Section 11
 Found 3.25" Aluminum Cap
 Stamped "PLS 16406, in Range Box
 Per Monument Record Accepted 12/31/2024
 (Held & Accepted)

Found #5 Rebar
 (Held & Accepted)

900 south broadway
 suite 320
 denver, co 80209
 p 303.561.3333
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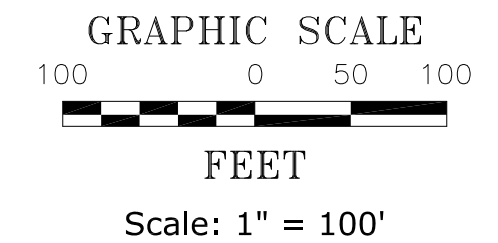
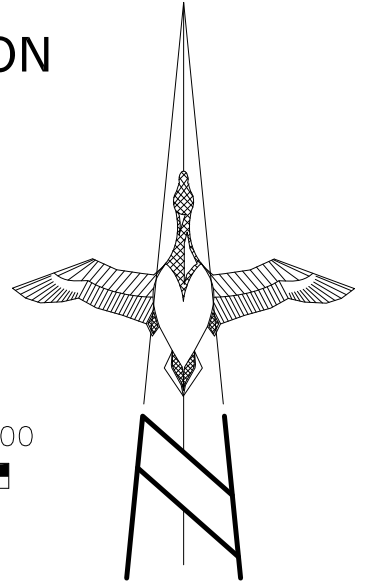
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 LAND CONSULTANTS
 6551 South Tucson Way Phone: (720)488-1303
 Unit C, Centennial, CO 80112

PREPARATION DATE	APRIL 29, 2025
1 1ST SUBMITTAL REVIEW	11/10/25
SHEET 2 OF 4	
JOB NO. 25031	

PARK CENTRAL FILING NO. 1

A REPLAT OF BLOCK 1, THOMPSON PIPE AND STEEL COMPANY TRACT AND A PORTION OF BLOCKS 91 THROUGH 94, MAPLETON ADDITION
 A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
 RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

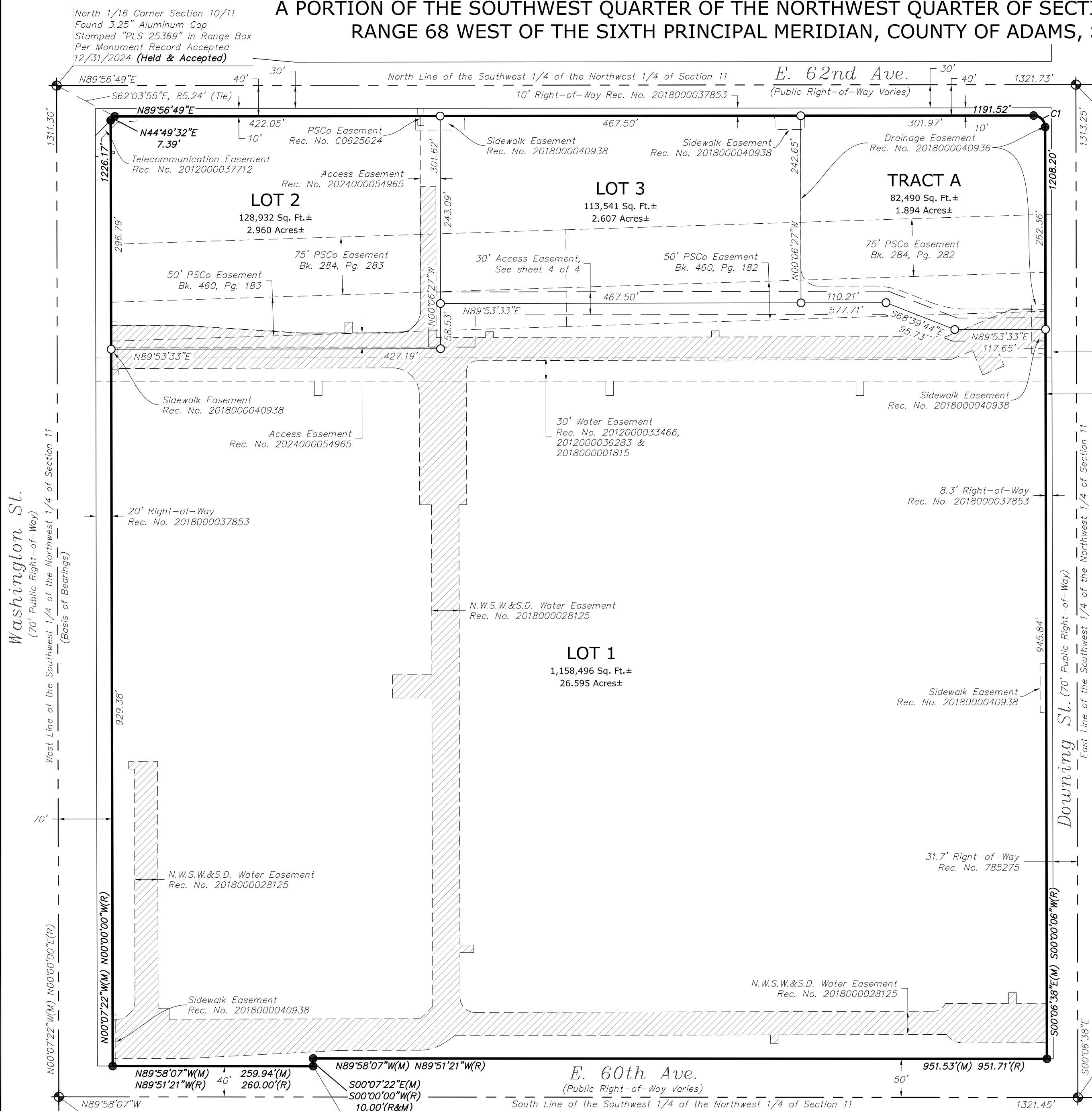


CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	15.00'	89°56'33"	23.55'	S45°04'55"E	21.20'

LINE LEGEND	
	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= EASEMENT LINES
	= EASEMENT CREATE BY THIS PLAT LINES

MONUMENT NOTES	
●	HELD & ACCEPTED GREEN PLASTIC CAP, STAMPED "PLS 38430" UNLESS OTHERWISE NOTED.
○	INDICATES SET MONUMENT STAMPED PLS 38081
⊕	INDICATES FOUND SECTION MONUMENT AS NOTED

MISCELLANEOUS NOTES	
(R)	INDICATES RECORD INFORMATION PER THE PLAT OF THOMPSON PIPE AND STEEL COMPANY TRACT, RECORDED APRIL 26, 1978 AT RECEPTION NO. B130133, ADAMS COUNTY RECORDS.
(M)	INDICATES MEASURED BEARINGS AND DISTANCES
	INDICATES NORTH WASHINGTON STREET WATER & SANITATION DISTRICT (N.W.S.W.&S.D.) WATER EASEMENT RECORDED APRIL 6, 2018 AT RECEPTION NO. 2018000028125, ADAMS COUNTY RECORDS.



North 1/16 Corner Section 10/11
 Found 3.25" Aluminum Cap
 Stamped "PLS 25369" in Range Box
 Per Monument Record Accepted
 12/31/2024 (Held & Accepted)

Northwest 1/16 Corner Section 11
 Found 2" Aluminum Cap
 Illegible, in Range Box
 Per Monument Record Accepted 10/31/2021
 (Held & Accepted)

Washington St.
 (70' Public Right-of-Way)
 West Line of the Southwest 1/4 of the Northwest 1/4 of Section 11
 (Basis of Bearings)

Downing St. (70' Public Right-of-Way)
 East Line of the Southwest 1/4 of the Northwest 1/4 of Section 11

West 1/4 Corner Section 11
 Found 3.25" Aluminum Cap
 Stamped "PLS 16406, in Range Box
 Per Monument Record Accepted 12/31/2024
 (Held & Accepted)

Found #5 Rebar
 (Held & Accepted)

West C-C 1/16 Corner Section 11
 Found 2.5" Aluminum Cap
 Stamped "PLS 38430, in Range Box
 (Held & Accepted)

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