



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

Request for Comments

Case Name: Beacon Building Structure Height Variance

Case Number: VSP2025-00029

July 14, 2025

The Adams County Board of Adjustment is requesting comments on the following application: **Variance from the required minimum front structure setback standard within the I-3 zone district.** This request is located at 5252 SHERMAN ST. The Assessor's Parcel Number is 0182515114001.

Owner Information: SHERMAN STREET
INVESTMENT COMPANY

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 **8/52025** 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 DDeBoskey@adcogov.org.

Once comments have been received and the staff report written, the staff report 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.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.

Thank you for your review of this case.

David DeBoskey
Planner II

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



VARIANCE

A variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with the subject site. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

- Development Application Form (pg. 3)
- Written Narrative
- Site Plan
- Proof of Ownership (warranty deed or title policy)
- Proof of Water and Sewer Services
- Legal Description
- Statement of Taxes Paid

Number of Variance Requests:

A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in the Adams County development standards and regulations.

| Type of Variance Request: | # of Requests: |
|---------------------------|----------------|
| Setback: | 1 |
| Height: | |
| Lot Coverage: | |
| Other: | |

| Application Fees: | Amount: |
|-------------------|---|
| Variance | \$500-residential \$700-non-residential <i>*\$100 per each additional request</i> |

Guide to Development Application Submittal

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Explanation:

- Answer the two questions on the attached Written Explanation for Variance Request form. Please answer these questions on a separate document and attach to your submittal.

Scaled Site Plan:

- A site plan prepared to-scale showing at minimum: the request, any existing or proposed structures, existing and proposed setbacks of structures, any hardship, location of well, location of septic field, location of easements, surrounding rights-of-way, north arrow.
- Site plan may be hand-drawn.

Proof of Ownership (warranty deed or title policy):

- A deed may be found in the Office of the Clerk and Recorder; or
- A title commitment is prepared by a professional title company

Proof of Water and Sewer:

- Public utilities - A written statement from the appropriate water & sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems.

Legal Description:

- Geographical description used to locate and identify a property.

Statement of Taxes

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or adcotax.com



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number:

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:
SHERMAN STREET INVESTMENT
Owner's Printed Name

Date:

Name:
Owner's Signature

Written Narrative for Variance Request

- Which dimensional standard(s), performance standard(s), or physical requirement(s) cannot be met? (Include code section reference from [Adams County Standards and Regulations](#))
Reach out to the Planner of the Day (cedd-plan@adcogov.org) if you have any questions.

This zone requires a 25' setback for any structure. We are proposing a reduction in setback so that two 20' tall poles can be installed for the installation of battery operated security cameras.

- Why are you unable to meet this standard?

If the setback is enforced, cameras will not be able to view the fence line where Beacon has experienced break ins. A variation from the standard is needed to help this business secure the property from ongoing trespassing, theft, and vandalism.

WHAT IS A VARIANCE

and when may it be requested?

When a property owner cannot use their property in a way that meets the Adams County Development Standards & Regulations, a variance may be requested to allow the property owner to be exempt from one or more land use regulations.



A VARIANCE MAY BE REQUESTED FOR:

- ✓ Dimensional requirements
- ✓ Performance standards
- ✓ Other special physical requirements



A VARIANCE MAY NOT BE REQUESTED FOR:

- ✗ Change in use
- ✗ Change in zoning
- ✗ Amending a Planned Unit Development (PUD)
- ✗ Relief from airport overlays

How long does a

VARIANCE LAST?

A variance runs with the land. If a variance is granted, a building permit must be obtained within one year.

1 YEAR

VARIANCE APPLICATION

Contact the E-Permit Center at epermitcenter@adcogov.org or visit their website:

epermits.adcogov.org

For more information, please contact:

cedd-pod@adcogov.org | 720.523.6800

VARIANCE REQUESTS

in Adams County



STAY CONNECTED

4430 S. Adams County Pkwy., Brighton, CO 80601

[f](https://www.facebook.com/AdamsCountyGov) /AdamsCountyGov



@AdamsCountyGov

[ig](https://www.instagram.com/AdamsCountyCo) /AdamsCountyCo



Public Agencies

Adcogov.org



ADAMS COUNTY
COLORADO

What are the criteria for

APPROVAL?

A variance application is evaluated based upon the following criteria of approval (Sec. 2-02-23-06).

- 1 There is a physical hardship specific to the lot.
- 2 The property owner is being deprived of a right that's commonly enjoyed by other lots in the same zone district.
- 3 The variance doesn't give a special privilege to the applicant.
- 4 The property cannot be reasonably developed in conformity of the regulations.
- 5 The circumstances that cause the need for a variance are not self-imposed.
- 6 The proposal is harmonious with the neighborhood and compatible with the purpose of the regulations.
- 7 The public good and safety is not impaired.
- 8 The proposed use is allowed in the zone district and doesn't further a non-conforming use.

What is the variance

REVIEW PROCESS?

APPLICATION SUBMITTAL

Application is submitted to the E-Permit Center. You can contact this office at epermitcenter@adcogov.org or visit their website at permits.adcogov.org.



FIRST REVIEW

35 calendar days for staff review and agency referral (school districts, fire districts, Colorado Department of Public Health & Environment etc.). Neighbors are also notified of the application at this time and are given the opportunity to make comments. At the end of this review period, a meeting is scheduled with the applicant to go over the review comments.

35

calendar days for the first review

EACH ADDITIONAL REVIEW

21 days. If a resubmittal is required, the application will undergo an additional round of review. This may happen several times depending on the quality of each submittal.

21

calendar days for each additional review

BOARD OF ADJUSTMENT (BOA) HEARING

BOA hearings are scheduled on the first and third Thursday of every month at 6 p.m. and are scheduled four weeks in advance. All review comments need to be resolved prior to scheduling the public hearing.

First & Third THURSDAY

of every month BOA hearings are scheduled

BOA MAY VOTE TO...



Approve.

The variance is valid upon approval by the BOA.



Approve with conditions.

The BOA may attach special conditions to the variance to make sure no special privileges are being granted to the applicant.



Deny.

3

MONTHS+

The variance process can take three months or longer, depending on the number of resubmittals and available Board of Adjustment hearing dates.

1 YEAR

If a building permit is not issued within one year of the variance approval or the use associated with the variance has not been established, the variance will expire. Extensions may be requested — see Sec. 2-02-23-10.

June 19, 2025

Adams County
Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy, 1st Fl, Ste W2000B
Brighton, CO 80601
(720) 523-6800

RE: QXO
5252 Sherman St
Denver, CO 80216

To whom it may concern,

AMAROK, on behalf of QXO/Beacon Building Products, requests approval for the reduction in setbacks for the installation of 20' poles on which battery operated (12V/DC) security cameras will be mounted. This will allow cameras to see both sides of the fence line.

If there are any questions or concerns, please contact me and I'll be happy to provide additional information as needed.

Thank you,

Bobby Inabinet
AMAROK, LLC
550 Assembly St., 5th Floor, Columbia, SC 29201
Direct Phone: (803) 904-2544

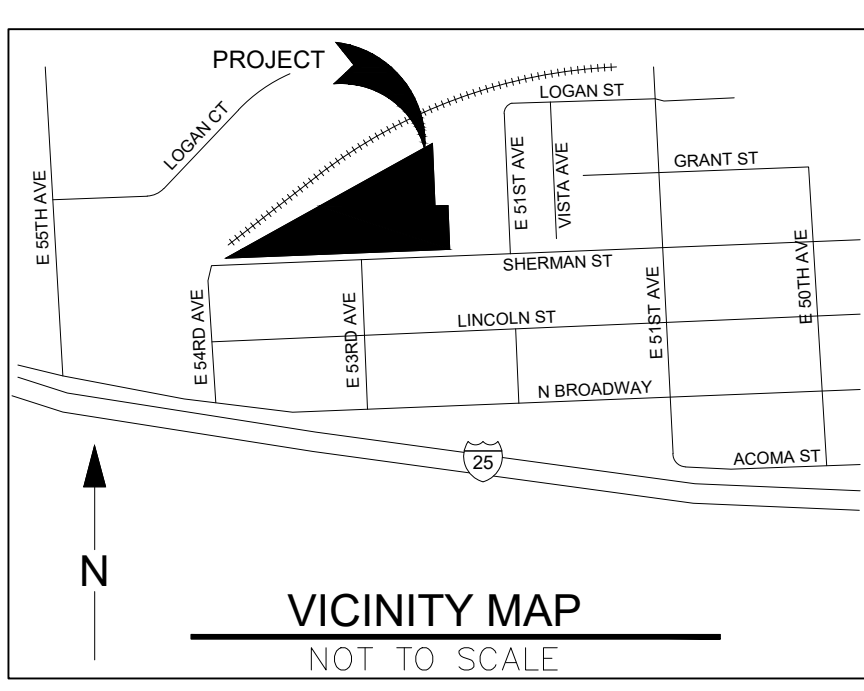
PROPERTY OWNER
 SHERMAN STREET/INVESTMENT
 COMPANY
 2294 AUGUSTA DR
 EVERGREEN, CO 80439

PROJECT DATA
 APN: R0175486
 ZONING: I-3
 ACRES: 4.67

SITE PLAN

REQUEST TO AUTHORIZE SECURITY POLES FOR: BEACON BUILDING PRODUCTS 5252 SHERMAN ST DENVER, CO 80216

| LEGEND | |
|--------|---------------------|
| | PROPERTY LINE / ROW |
| | EXISTING FENCE |
| | ROAD/CURB EDGE |
| | EXISTING BUILDING |

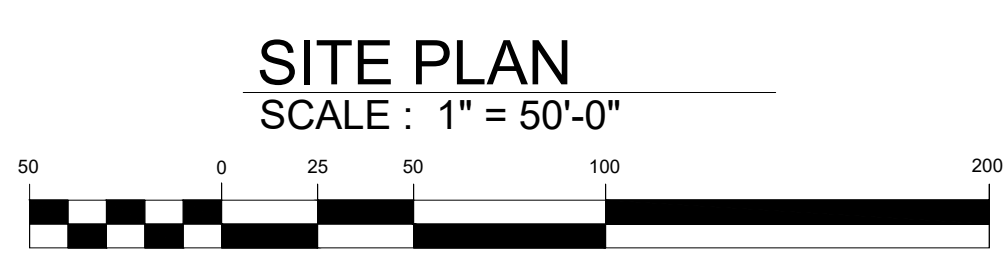
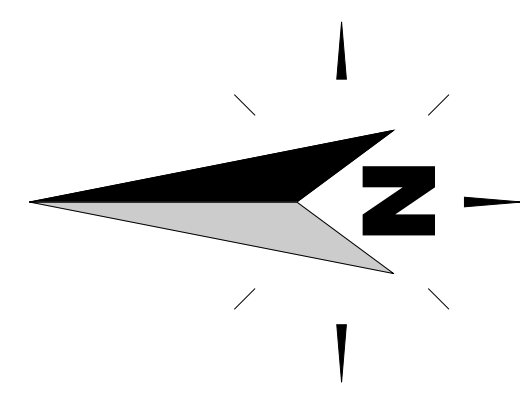
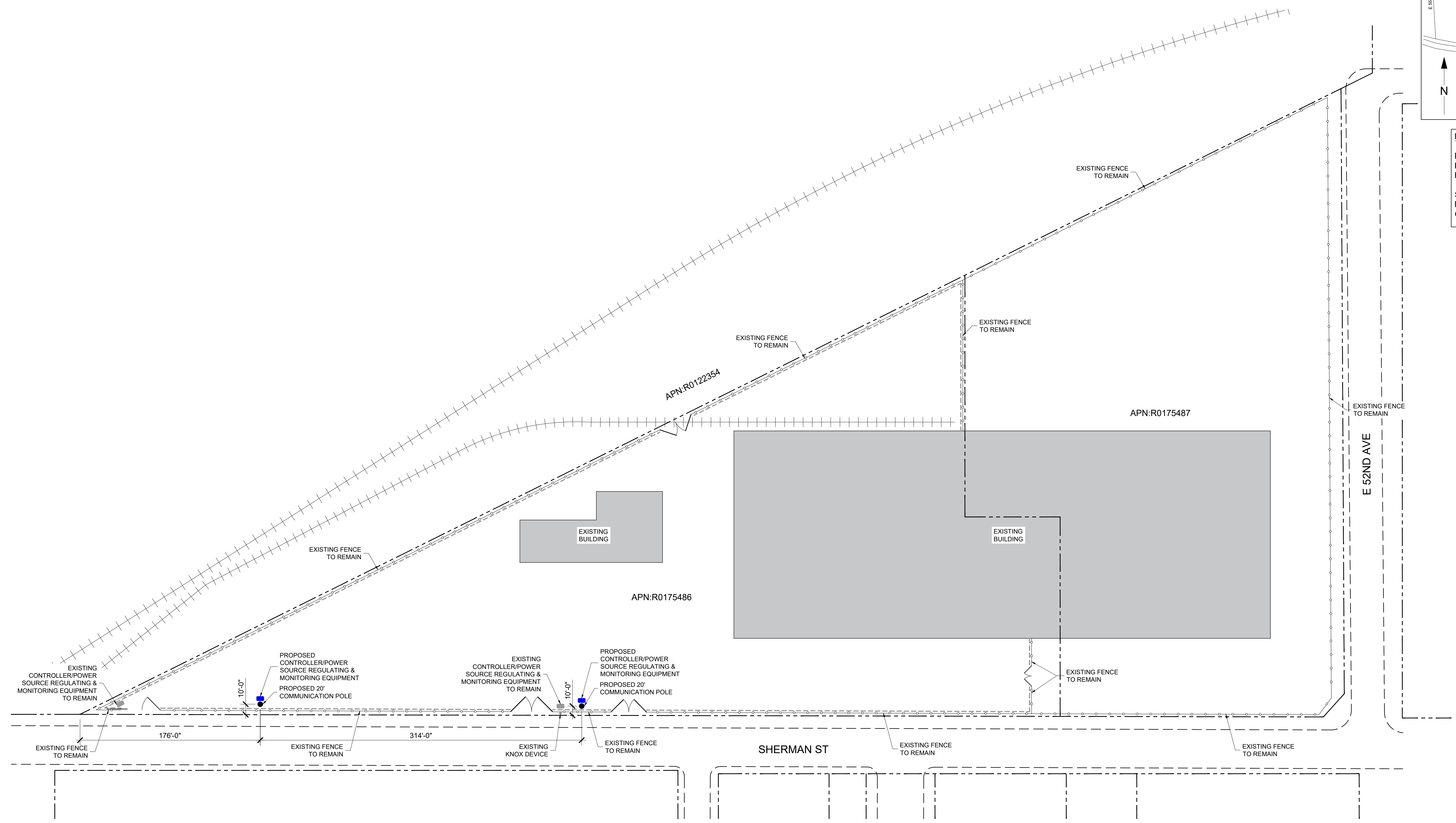


NOTES

DISCLAIMER:
 POLE LOCATIONS MAY SLIGHTLY DEVIATE
 FROM SITE PLAN DUE TO ON-SITE CONDITIONS

STORM DRAIN:
 NO STORM DRAIN IS BEING PROPOSED AS PART
 OF THIS PROJECT

| # | DATE / DESCRIPTION |
|---|--------------------|
| | |
| | |



*PROPOSED LOCATION OF ELECTRONICS ONLY, SUBJECT TO CHANGE BASED ON SITE CONDITIONS. ■

*PROPOSED LOCATION OF SECURITY POLES ONLY, SUBJECT TO CHANGE BASED ON SITE CONDITIONS. ●

PROJECT:
BEACON BUILDING PRODUCTS
 5252 SHERMAN ST
 DENVER, CO

SHEET TITLE: SITE PLAN

APPLICANT: AMAROK
 550 ASSEMBLY ST 5TH FL
 COLUMBIA SC 29201
 803-404-6189

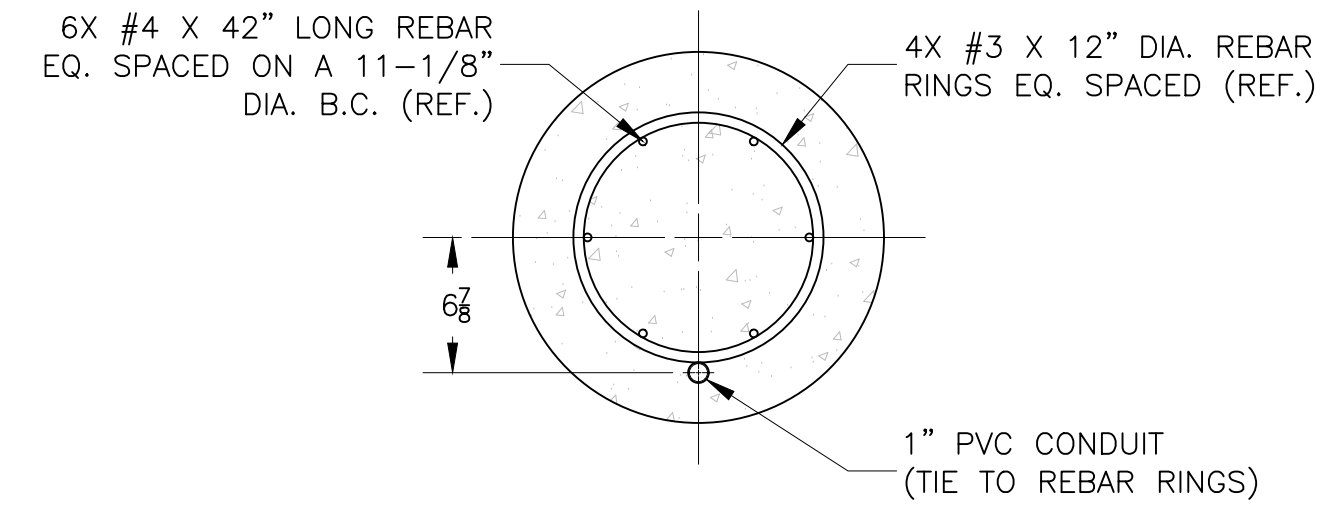
DATE: 2/20/2025
 DRAWN BY: RLR
 SCALE: SEE PLAN

SHEET
C1
 of 2

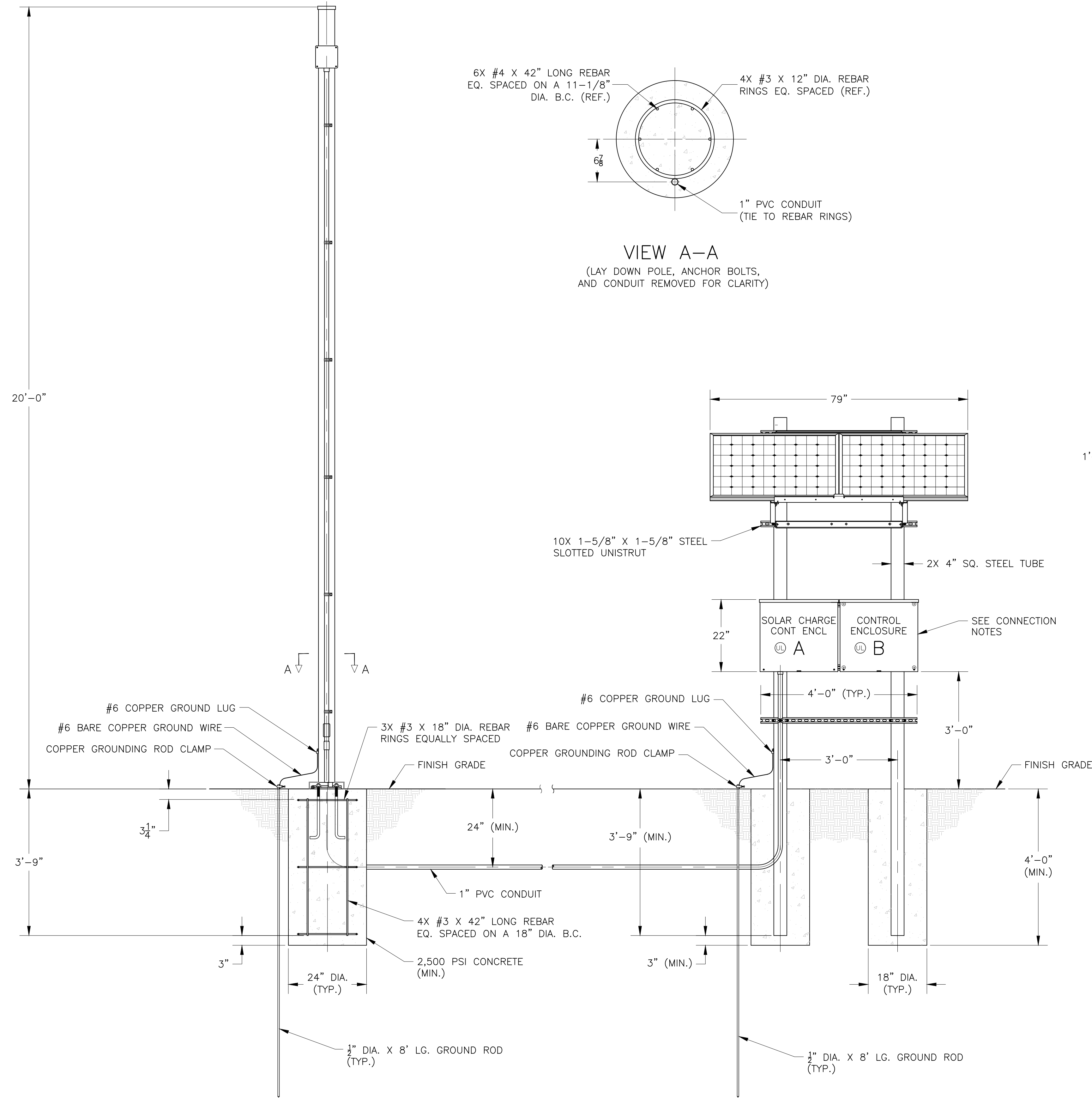
LAY DOWN POLE (2 SOLAR PANELS & 3 ENCLOSURES)

CONSTRUCTION NOTES:
 1. ALL CONDUIT TO BE 1" PVC SCHEDULE 40.

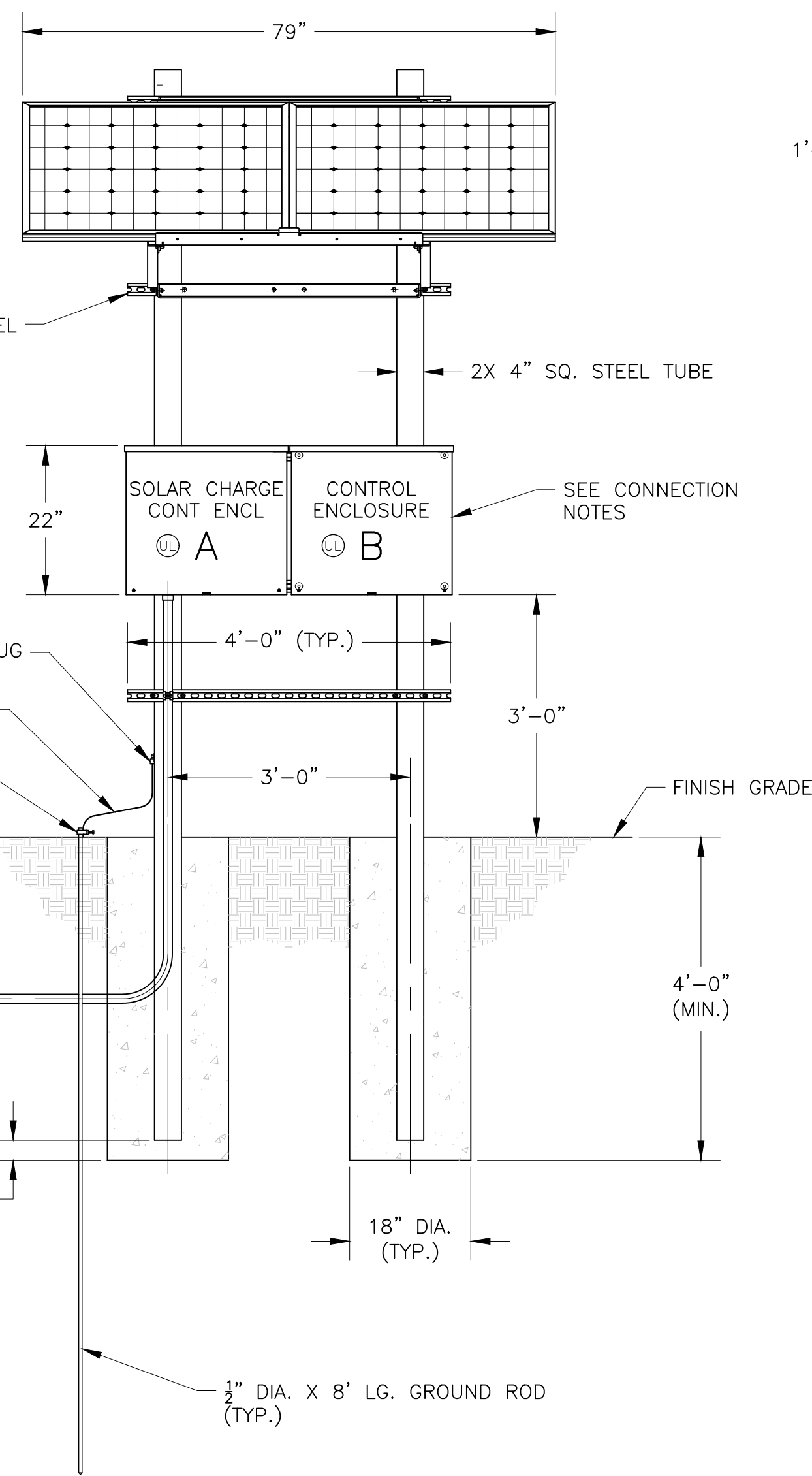
CONNECTION NOTES:
 A: SOLAR CHARGE CONTROLLER ENCLOSURE – HOUSES POWER ELEMENTS FOR SOLAR CHARGE CONTROLLER AND DISCONNECTS FOR SOLAR, BATTERY, AND LOAD CONNECTIONS. POWER UP PROCEDURE: TURN ON BATTERY BREAKER FIRST, THEN TURN ON SOLAR BREAKER. THE ELECTRONICS POWER IS CONTROLLED BY THE LOAD BREAKER. ENCLOSURE WEIGHT 25 LBS. (MAX.).
 B: CONTROL ENCLOSURE – HOUSES THE WEB CONTROLLER AND RADIO CONNECTIONS. CONNECTS TO "A" / SOLAR CHARGE CONTROLLER USING TWO CONDUCTOR 14G WIRES. ENCLOSURE WEIGHT 21 LBS. (MAX.).
 C: BATTERY ENCLOSURE – HOUSES 12V BATTERIES AND INTERCONNECTS TO "A" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G AND 10G THWN WIRES. ENCLOSURE WEIGHT 145 LBS. (MAX.).



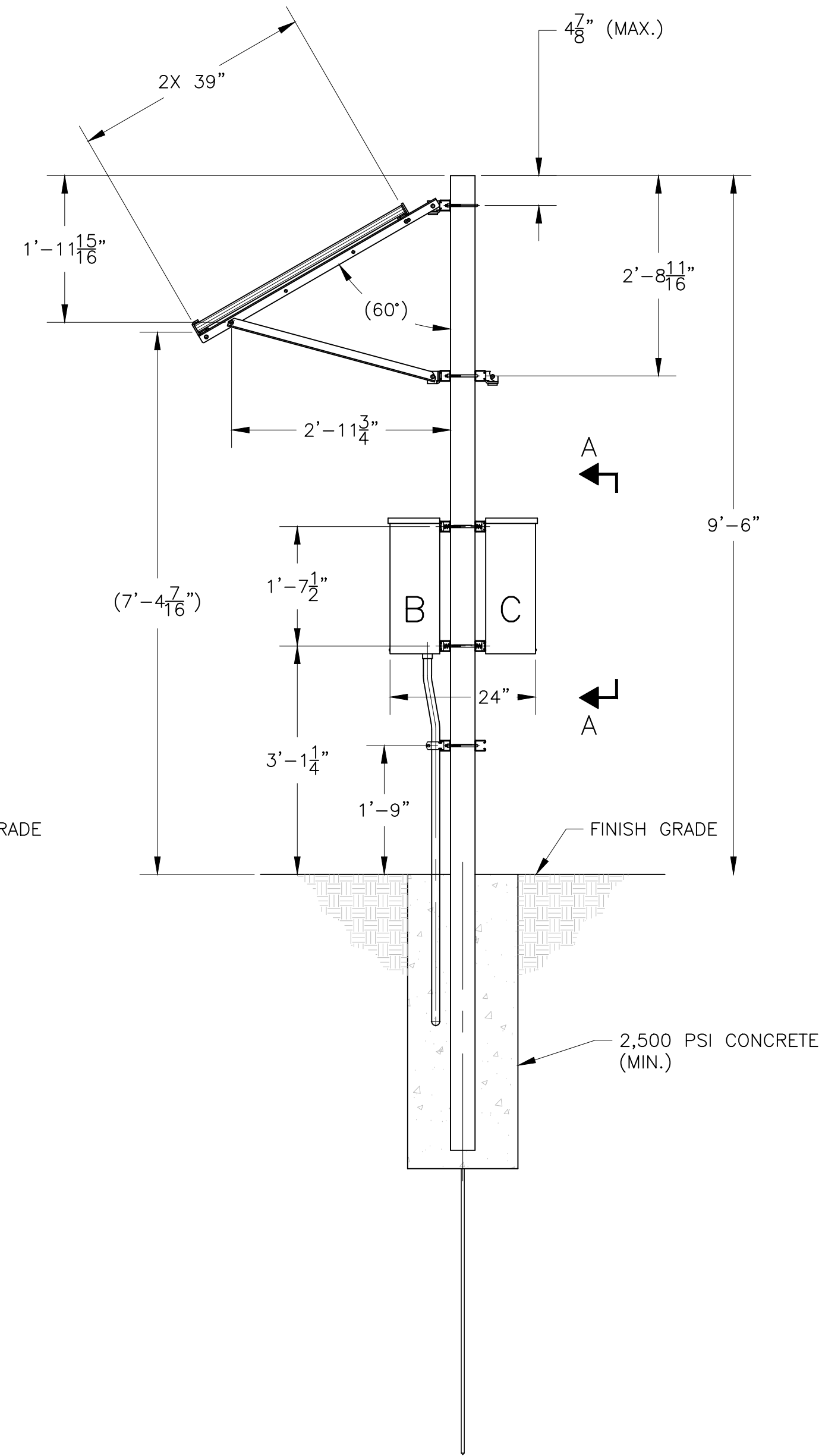
VIEW A-A
 (LAY DOWN POLE, ANCHOR BOLTS, AND CONDUIT REMOVED FOR CLARITY)



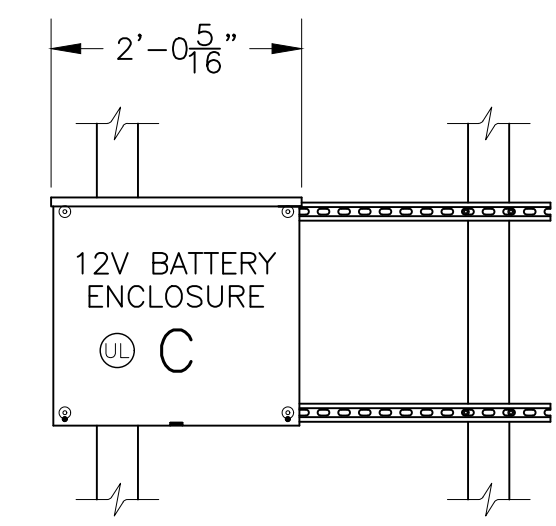
FRONT ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



VIEW A-A

| # | DATE / DESCRIPTION |
|---|--------------------|
| | |
| | |



PROJECT:
 BEACON BUILDING PRODUCTS
 5252 SHERMAN ST
 DENVER, CO

SHEET TITLE: TYPICAL DETAILS

APPLICANT: AMAROK
 550 ASSEMBLY ST 5TH FL
 COLUMBIA SC 29201
 803-404-6189

DATE: 2/20/2025
 DRAWN BY: RLR
 SCALE: SEE PLAN

SHEET
C2
 of 2

Recorded at _____ o'clock _____ M., _____
Reception No. #11888 Recorder.

B 7 0 7 4 7 4

707474

PUBLIC TRUSTEE'S DEED

BOOK 3255 PAGE 644

WILLIAM BOKOL
COUNTY RECORDER
ADAMS COUNTY, COLO.

JAN 5 10 18 AM '87

THIS DEED, Made December 30th, 19 86, between

JUDITH A. KAHLE
as the Public Trustee, of the County of Adams
Colorado, and SANYO LEATHER, CO. LTD. AND MARUBENI CORPORATION
c/o Marubeni America Corporation
One IBM Plaza
Chicago, Illinois 60611

Purchaser(s), WITNESSETH:

Whereas,
DENKIN INC., A COLORADO CORPORATION
did, by Deed of Trust dated June 20th, 19 83, and recorded in the office of the Clerk and Recorder of the
County of Adams, Colorado, on July 15th, 1983, in Book 2768
at Page 493. (~~File xxxxxxxxxxxx Reception xxxxxxxxxxxxxxxxxxxx~~)* convey to the Public Trustee in Trust the
property hereinafter described to secure the payment of the indebtedness provided in said Deed of Trust; and

Whereas, a violation was made in certain of the terms and covenants of said Deed of Trust as shown by the notice of election and
demand for sale filed with the Public Trustee, a copy thereof being recorded in the office of said County Clerk and Recorder, the said
property was advertised for sale at public auction at the place and in the manner provided by law and by said Deed of Trust, and a copy of
the notice of sale was in apt time mailed to the persons required by statute, and said property was in pursuance of said notice sold to
SANYO LEATHER, CO. LTD. AND MARUBENI CORPORATION for the sum hereinafter set forth
and a certificate of purchase thereof was made and recorded**
9/22/86 B 3204 P 846

and said property not having been redeemed from said sale;

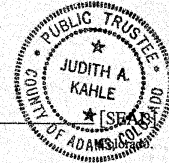
Now, Therefore, the Public Trustee pursuant to the power and authority vested by law and by the said Deed of Trust as such Public
Trustee and in consideration of the sum of \$ 550,000.00 to the Public Trustee paid by the said Purchaser(s), the
receipt whereof is hereby acknowledged, conveys to the said Purchaser(s), its ~~xxxx~~ successors and assigns forever***
all the right, title
and interest which the Public Trustee acquired pursuant to said Deed of Trust in and to the following described property situate in the
County of Adams, Colorado, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

To Have and to Hold the same unto the said Purchaser(s) its ~~xxxx~~ successors and assigns forever.

Executed the day and year first above written.

JUDITH A. KAHLE
as Public Trustee of the County of Adams

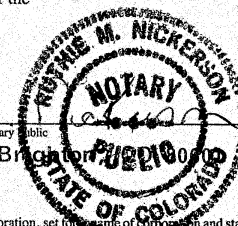


By Mary J. Crandall
Deputy Public Trustee
} ss.
STATE OF COLORADO,
County of Adams

The foregoing instrument was acknowledged before me this 30th day of December, 19 86,
by Mary J. Crandall as the Deputy Public Trustee of the
County of Adams, Colorado.

My commission expires 1/25/89
Witness my hand and official seal.

Ruthie M. Nickerson
Notary Public
22 So. 4th Ave., Brighton
PUBLIC TRUSTEE'S DEED
STATE OF COLORADO



*In counties where book and page numbers have been abolished.
**If certificate has been assigned insert "and said certificate of purchase was assigned to (naming assignee)." If sale is to a corporation, set forth name of corporation and state
of incorporation.
***Change for Joint Tenancy.

11888

Two parcels of land being Tracts B and E, in the Colorado and Southern Globeville Industrial Subdivision, being part of the Northwest Quarter (NW 1/4) of Section Fifteen (15), Township Three South (T. 3S), Range Sixty-eight West (R. 68W), County of Adams, State of Colorado, comprising 5.289 acres, more or less.



BILLING DATE
6/11/2025
CUSTOMER ID
5406233184

ACCOUNT NUMBER
1271000000
DUE DATE
Jul 2, 2025
AMOUNT DUE
\$1,068.55

Account Summary

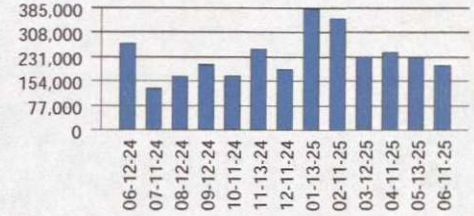
| | | |
|----------------------------|-----------|-----------|
| Previous Balance | | 1,198.55 |
| Payment Received - 5/27/25 | Thank You | -1,198.55 |
| Current Charges | | 1,068.55 |

Please pay this amount \$1,068.55

Payments must be received and posted to the account by 7/8/25 to avoid a delinquency charge. A 5% delinquency charge (maximum \$250.00) will apply to any unpaid balance on the next billing cycle after the charge is incurred.

denverwater.org

Monthly Consumption



5252 SHERMAN ST

A

Water Charges

RATE: Commercial Water (Total Service)
AVERAGE WINTER CONSUMPTION (calculated using Jan-Mar bills): 325,000 Gallons
BILLING PERIOD: 5/14/2025 - 6/11/2025 DAYS: 29

| | | | | | |
|-----------|----------------|---------------|---|--------------|-------------|
| METER NO. | CURRENT READ - | PREVIOUS READ | x | MULTIPLIER = | CONSUMPTION |
| 440652 | 4,655 | 4,450 | | 1000 | 205,000 Gal |

Consumption Charge (205,000 Gallons)

| | Tier 1 | Tier 2 | Tier 3 | |
|-----------------|-----------|----------|-----------|------------|
| 1,000 Gals | 0-325 | 326-1300 | Over 1300 | |
| 1,000 Gals used | 205 | | | |
| Price per 1,000 | x \$5.00 | \$7.00 | \$8.00 | |
| Charge | \$1025.00 | | | = 1,025.00 |

Fixed Monthly Charge, 1" meter 27.77

Water Charges \$1,052.77

Fire Protection Charges

Standby Charge for 6-inch Fireline 15.78

Fire Protection Charges \$15.78

| | Jun 2024 | Jun 2025 |
|-----------------------------|----------|----------|
| Total gallons used | 273,000 | 205,000 |
| Days in billing period | 33 | 29 |
| Average daily use (gallons) | 8,273 | 7,069 |

This graph shows your consumption water use for each month. Use only what you need and save water and money.

Questions About Your Bill?
¿Preguntas Sobre Su Cuenta?

303-893-2444
Monday - Friday
7:30 a.m. - 5:30 p.m.

Visit Us Online
www.denverwater.org/contact

Denver Water, Correspondence
1600 W. 12th Ave.
Denver, CO 80204-3412

PLEASE KEEP THIS PORTION FOR YOUR RECORDS.

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT.



Beginning with your April bill, we will no longer provide return envelopes.

SERVICE ADDRESS
5252 SHERMAN ST - # A

ACCOUNT NUMBER
1271000000 DUE DATE
Jul 2, 2025

AMOUNT DUE
\$1,068.55

Please enter amount enclosed

\$

Write account number on check and make payable to Denver Water

8933 1 MB 0.617
*****AUTO**MIXED AADC 601 167163 8994 47

JOHN INGEGNERI
PO BOX 183247
COLUMBUS OH 43218-3247

To pay your bill online go to myaccount.denverwater.org or mail payment to:

DENVER WATER
PO BOX 173343
DENVER, CO 80217-3343



BILLING DATE
6/11/2025
CUSTOMER ID
5406233184

ACCOUNT NUMBER
1271000000
DUE DATE
Jul 2, 2025

PAGE 2 of 2

AMOUNT DUE
\$1,068.55

Online Account Management and Payment Options

We accept payment from: Checking/Savings Account, ATM/Debit, Visa, MasterCard, or Discover cards.

Manage your account at myaccount.denverwater.org
View/update account information, pay your bill, sign up and manage automatic payments and E-Bill.

Pay By Phone: 1-800-556-0292 Free automated service with step-by-step instructions.

Pay In Person: Payments can be made in cash or with a PIN-based debit card (at participating locations). To find a location near you, visit denverwater.org/payinperson

Pay By Mail: Send check or money order to: PO Box 173343, Denver, CO 80217-3343. Write account number on check and make payable to Denver Water.

After Hours Emergency Service

303-628-6801 (After hours 5:30 p.m. - 7:30 a.m)
Available weekends and holidays.

Fixed Monthly Charge

Based on meter size and covers the cost of billing and maintaining the water distribution service.

Returned Check Fee

A fee of \$20 will be charged for all checks returned unpaid by the bank.

Electronic Check Conversion

When you provide a check as payment, you authorize Denver Water either to use the information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.



BILLING DATE
6/11/2025
CUSTOMER ID
0971000000

ACCOUNT NUMBER
3271000000
DUE DATE
Jul 2, 2025

AMOUNT DUE
\$57.06

Account Summary

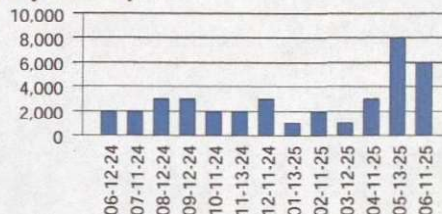
| | | |
|----------------------------|-----------|--------|
| Previous Balance | | 71.06 |
| Payment Received - 5/30/25 | Thank You | -71.06 |
| Current Charges | | 57.06 |

Please pay this amount \$57.06

Payments must be received and posted to the account by 7/8/25 to avoid a delinquency charge. A 5% delinquency charge (maximum \$250.00) will apply to any unpaid balance on the next billing cycle after the charge is incurred.

denverwater.org

Monthly Consumption



5252 SHERMAN ST

Water Charges

RATE: Commercial Water (Total Service)

AVERAGE WINTER CONSUMPTION (calculated using Jan-Mar bills): 2,000 Gallons

BILLING PERIOD: 5/14/2025 - 6/11/2025 DAYS: 29

| METER NO. | CURRENT READ | PREVIOUS READ | x MULTIPLIER | = CONSUMPTION |
|-----------|--------------|---------------|--------------|---------------|
| 431908 | 68 | 62 | 1000 | 6,000 Gal |

Consumption Charge (6,000 Gallons)

| | Tier 1 | Tier 2 | Tier 3 | |
|-----------------|----------|-----------|--------|-------|
| 1,000 Gals | 0-2 | 3-8 | Over 8 | |
| 1,000 Gals used | 2 | 4 | | |
| Price per 1,000 | x \$5.00 | x \$7.00 | \$8.00 | |
| Charge | \$10.00 | + \$28.00 | = | 38.00 |

Fixed Monthly Charge, 3/4" meter 19.06

Water Charges \$57.06

Jun 2024 Jun 2025

| | | |
|-----------------------------|-------|-------|
| Total gallons used | 2,000 | 6,000 |
| Days in billing period | 33 | 29 |
| Average daily use (gallons) | 61 | 207 |

This graph shows your consumption water use for each month. Use only what you need and save water and money.



Questions About Your Bill?
¿Preguntas Sobre Su Cuenta?

303-893-2444
Monday - Friday
7:30 a.m. - 5:30 p.m.



Visit Us Online
www.denverwater.org/contact



Denver Water, Correspondence
1600 W. 12th Ave.
Denver, CO 80204-3412

PLEASE KEEP THIS PORTION FOR YOUR RECORDS.

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT.



Beginning with your April bill, we will no longer provide return envelopes.

SERVICE ADDRESS
5252 SHERMAN ST

ACCOUNT NUMBER 3271000000
DUE DATE Jul 2, 2025

AMOUNT DUE
\$57.06

Please enter amount enclosed

\$

Write account number on check and make payable to Denver Water

8941 1 MB 0.617
*****AUTO**MIXED AADC 601 167163 9002 47

ALLIED BUILDING PRO CORP 5252
PO BOX 183247
COLUMBUS OH 43218-3247

To pay your bill online go to myaccount.denverwater.org or mail payment to:

DENVER WATER
PO BOX 173343
DENVER, CO 80217-3343



BILLING DATE
6/11/2025
CUSTOMER ID
0971000000

ACCOUNT NUMBER
3271000000

DUE DATE
Jul 2, 2025

AMOUNT DUE
\$57.06

Online Account Management and Payment Options

We accept payment from: Checking/Savings Account, ATM/Debit, Visa, MasterCard, or Discover cards.

Manage your account at myaccount.denverwater.org View/update account information, pay your bill, sign up and manage automatic payments and E-Bill.

Pay By Phone: 1-800-556-0292 Free automated service with step-by-step instructions.

Pay In Person: Payments can be made in cash or with a PIN-based debit card (at participating locations). To find a location near you, visit denverwater.org/payinperson

Pay By Mail: Send check or money order to: PO Box 173343, Denver, CO 80217-3343. Write account number on check and make payable to Denver Water.

After Hours Emergency Service

303-628-6801 (After hours 5:30 p.m. - 7:30 a.m)
Available weekends and holidays.

Fixed Monthly Charge

Based on meter size and covers the cost of billing and maintaining the water distribution service.

Returned Check Fee

A fee of \$20 will be charged for all checks returned unpaid by the bank.

Electronic Check Conversion

When you provide a check as payment, you authorize Denver Water either to use the information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.



BILLING DATE
6/11/2025
CUSTOMER ID
9871000000

ACCOUNT NUMBER
2271000000
DUE DATE
Jul 2, 2025

AMOUNT DUE
\$64.06

Account Summary

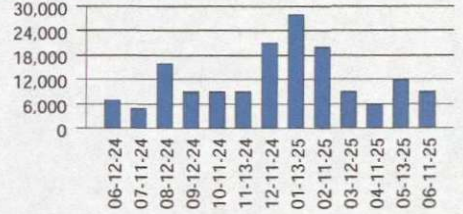
| | | |
|----------------------------|-----------|--------|
| Previous Balance | | 79.06 |
| Payment Received - 5/30/25 | Thank You | -79.06 |
| Current Charges | | 64.06 |

Please pay this amount \$64.06

Payments must be received and posted to the account by 7/8/25 to avoid a delinquency charge. A 5% delinquency charge (maximum \$250.00) will apply to any unpaid balance on the next billing cycle after the charge is incurred.



Monthly Consumption



5252 SHERMAN ST

B

Water Charges

RATE: Commercial Water (Total Service)

AVERAGE WINTER CONSUMPTION (calculated using Jan-Mar bills): 20,000 Gallons

BILLING PERIOD: 5/14/2025 - 6/11/2025

DAYS: 29

| | | | | | |
|-----------|----------------|---------------|---|--------------|-------------|
| METER NO. | CURRENT READ - | PREVIOUS READ | x | MULTIPLIER = | CONSUMPTION |
| 285178 | 1,917 | 1,908 | | 1000 | 9,000 Gal |

Consumption Charge (9,000 Gallons)

| | Tier 1 | Tier 2 | Tier 3 | |
|-----------------|----------|--------|---------|---------|
| 1,000 Gals | 0-20 | 21-80 | Over 80 | |
| 1,000 Gals used | 9 | | | |
| Price per 1,000 | x \$5.00 | \$7.00 | \$8.00 | |
| Charge | \$45.00 | | | = 45.00 |

Fixed Monthly Charge, 3/4" meter 19.06

Water Charges \$64.06

| | Jun 2024 | Jun 2025 |
|-----------------------------|----------|----------|
| Total gallons used | 7,000 | 9,000 |
| Days in billing period | 33 | 29 |
| Average daily use (gallons) | 212 | 310 |

This graph shows your consumption water use for each month. Use only what you need and save water and money.



Questions About Your Bill?
¿Preguntas Sobre Su Cuenta?

303-893-2444
Monday - Friday
7:30 a.m. - 5:30 p.m.



Visit Us Online
www.denverwater.org/contact



Denver Water, Correspondence
1600 W. 12th Ave.
Denver, CO 80204-3412

PLEASE KEEP THIS PORTION FOR YOUR RECORDS.
PLEASE RETURN THIS PORTION WITH YOUR PAYMENT.



Beginning with your April bill, we will no longer provide return envelopes.

SERVICE ADDRESS

5252 SHERMAN ST - # B

ACCOUNT NUMBER
2271000000

DUE DATE
Jul 2, 2025

AMOUNT DUE
\$64.06

Please enter amount enclosed



Write account number on check and make payable to Denver Water

8937 1 MB 0.617
*****AUTO**MIXED AADC 601 167163 8998 47

008937
ALLIED BULIDING PRODUCTS
LOC: 5001
PO BOX 183247
COLUMBUS OH 43218-3247

To pay your bill online go to
myaccount.denverwater.org or mail payment to:

DENVER WATER
PO BOX 173343
DENVER, CO 80217-3343



BILLING DATE
6/11/2025
CUSTOMER ID
9871000000

ACCOUNT NUMBER
2271000000
DUE DATE
Jul 2, 2025

PAGE 2 of 2

AMOUNT DUE
\$64.06

Online Account Management and Payment Options

We accept payment from: Checking/Savings Account, ATM/Debit, Visa, MasterCard, or Discover cards.

Manage your account at myaccount.denverwater.org
View/update account information, pay your bill, sign up and manage automatic payments and E-Bill.

Pay By Phone: 1-800-556-0292 Free automated service with step-by-step instructions.

Pay In Person: Payments can be made in cash or with a PIN-based debit card (at participating locations). To find a location near you, visit denverwater.org/payinperson

Pay By Mail: Send check or money order to: PO Box 173343, Denver, CO 80217-3343. Write account number on check and make payable to Denver Water.

After Hours Emergency Service

303-628-6801 (After hours 5:30 p.m. - 7:30 a.m)
Available weekends and holidays.

Fixed Monthly Charge

Based on meter size and covers the cost of billing and maintaining the water distribution service.

Returned Check Fee

A fee of \$20 will be charged for all checks returned unpaid by the bank.

Electronic Check Conversion

When you provide a check as payment, you authorize Denver Water either to use the information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.



Property Report

Parcel Number: 0182515114001

Account Type: Commercial

| Ownership Information | Property Address |
|---|------------------|
| SHERMAN STREET INVESTMENT COMPANY C/O JIM TELLMAN 2294 AUGUSTA DR EVERGREEN CO 80439-8876 | 5252 SHERMAN ST |

Account Summary

Legal Description

SUB:SHERMAN STREET SUBDIVISION LOT:1

Subdivision Plat

SHERMAN STREET SUBDIVISION

Account Summary

| Account Numbers | Date Added | Tax District | Local Gov Mill Levy | School Mill Levy |
|-----------------|------------|---------------------|---------------------|------------------|
| R0175486 | 10/19/2007 | 037 | 50.155 | 53.214 |

Permits

Permit Cases

[BDP15-2898](#)

[BDP21-1397](#)

[BDP24-0511](#)

[BDP25-0493](#)

[HST2010-01655](#)

[UTL2018-00417](#)

[VIO2022-02354](#)

Sales Summary

NO SALES RECORDS FOUND

For more information, go to the [Clerk and Recorder's search page](#).

Valuation Summary

Land Valuation Summary

| Account Number | Land Type | Unit of Measure | Number of Units | Fire District | School District | Vacant/Improved | Actual Value | Local Gov Assessed Value | School Assessed Value |
|-----------------------|------------|-----------------|-----------------|---------------------------------------|----------------------------|-----------------|-----------------------|--------------------------|-----------------------|
| R0175486 | Commercial | Acres | 4.6663 | ADAMS COUNTY FIRE PROTECTION DISTRICT | School District 1-Mapleton | I | \$2,276,546.00 | \$614,670.00 | \$614,667.00 |
| Land Subtotal: | | | | | | | \$2,276,546.00 | \$614,670.00 | \$614,667.00 |

Improvements Valuation Summary

| Account Number | Actual Value | Local Gov Assessed Value | School Assessed Value |
|-------------------------------|-----------------------|--------------------------|-----------------------|
| R0175486 | \$4,600,195.00 | \$1,242,050.00 | \$1,242,053.00 |
| Improvements Subtotal: | \$4,600,195.00 | \$1,242,050.00 | \$1,242,053.00 |

Total Property Value

| | Actual Value | Local Gov Assessed Value | School Assessed Value |
|------------------------------|-----------------------|--------------------------|-----------------------|
| Total Property Value: | \$6,876,741.00 | \$1,856,720.00 | \$1,856,720.00 |

Building Summary

Individual built-as details for 2 building(s).

R0175486: Building Number 1

| | |
|-----------------------------------|------------------------|
| Built As: | Distribution Warehouse |
| Year Built: | 1984 |
| Building Type: | Commercial |
| Construction Type: | |
| Built As SQ Ft: | 7672 |
| Number of Rooms: | 0 |
| Number of Baths: | 0.00 |
| Number of Bedrooms: | 0 |
| Attached Garage SQ Ft: | |
| Detached Garage Square Ft: | |
| Basement SQ Ft: | |
| Finished Basement SQ Ft: | |

R0175486: Building Number 2

| | |
|-----------------------------------|---------------------------|
| Built As: | Indust Lght Manufacturing |
| Year Built: | 1983 |
| Building Type: | Commercial |
| Construction Type: | |
| Built As SQ Ft: | 53000 |
| Number of Rooms: | 0 |
| Number of Baths: | 0.00 |
| Number of Bedrooms: | 0 |
| Attached Garage SQ Ft: | |
| Detached Garage Square Ft: | |
| Basement SQ Ft: | |
| Finished Basement SQ Ft: | |

Tax Summary

For more information, go to the [Treasurer's search page](#).

Enterprise Zone Summary**Property within Enterprise Zone**

True

Precincts and Legislative Representatives Summary**Precinct**

122

Commissioner Representative

| Commissioner District | Link to Representative |
|-----------------------|---|
| 4 | Commissioner Representative Website |

State House Representative

| House District | Link to Representative |
|----------------|--|
| 32 | State House Representative Website |

State Senate Representative

| Senate District | Link to Representative |
|-----------------|---|
| 21 | State Senate Representative Website |

US Congress Representative

| Congressional District | Link to Representative |
|------------------------|--|
| 8 | US Congress Representative Website |

Zoning Summary

Zoning Summary

| Zoning Authority | Zoning |
|------------------|--------|
| Adams County | I-3 |

Note: Data is updated daily. Above data was updated as of: 06/18/25

Legal Disclaimer:

Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data

Adams County Government Center • [4430 South Adams County Parkway](#) • [Brighton, Colorado 80601](#) • Ph: [303.659.2120](#) | [800.824.7842](#)

[Back to top ↑](#)

- [Tax Account Search](#)
- [Shopping Cart](#)
- [My Reports](#)
- [Help](#)
- [Treasurer Main Page](#)
- [Assessor Main Page](#)
- [Adams County Main Page](#)
- [Logout public](#)

The amount of taxes due on this page are based on last year's property value assessments.

The actual value is the value before the adjustment and the assessed value is based off the new adjusted value.


Per SB22-238 and SB23-001 the value may be reduced by \$55,000.00 for residential and \$30,000 for commercial. Click [here](#) for further information.

For current year values and for a full breakdown of the values visit the [Adams County Assessor's site](#).

Summary

Account Id P0004039
 Parcel Number 0182515114001
 Owners BEACON ROOFING SUPPLY
 Address PO BOX 80615
 INDIANAPOLIS, IN 46280-0615
 Situs Address 5252 SHERMAN ST
 Legal

Inquiry

As Of 

Payment Type First
 Full

Total Due \$0.00

Value

| Area Id | Mill Levy | |
|------------------------|-------------|-------------------|
| 037 - 037 | 103.3690000 | |
| | Actual | Assessed |
| Com Eq/Furn/Mch - 2410 | 217,296 | 60,630 |
| Taxes | | \$6,267.26 |