



Community & Economic Development Department  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601  
PHONE 720.523.6800  
adamscountyco.gov

## Request for Comments

Case Name: Time to Change Conditional Use Permit

Case Number: RCU2026-00012

May 26, 2026

The Adams County Planning Commission is requesting comments on the following application: **Conditional Use Permit to allow a Halfway House in the Industrial-1 zone district.** This request is located at 1450 E 62ND AVE. The Assessor's Parcel Number is 0182511204012.

Applicant Information:

BRAD WIGGINS & TIM AEBIE  
1450 E. 62ND AVENUE

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 June 21, 2026** 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 [SRohren@adamscountyco.gov](mailto:SRohren@adamscountyco.gov).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adamscountyco.gov/landuse](http://www.adamscountyco.gov/landuse).

*Si usted tiene preguntas, por favor escribanos un correo electrónico a [cedespanol@adamscountyco.gov](mailto:cedespanol@adamscountyco.gov) 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.

Stephanie Rohren  
Planner II

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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



# CONDITIONAL USE PERMIT

Conditional uses are those uses which are presumptively compatible with other land uses authorized or permitted in a zone district, but, if approved, will require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, conditional uses may require the imposition of conditions to ensure the number and type of conditional uses and their location, design, and configuration are appropriate at a particular location.

## Required Checklist Items

- Development Application Form (pg. 5)
- Written Explanation
- Site Plan
- Landscape Plan
- Proof of Ownership (warranty deed or title policy)
- Proof of Water, Sewer Services, and Utilities
- Legal Description
- Statement of Taxes Paid
- Trip Generation Analysis

Supplemental items may be needed on a case-by-case basis. **\*Email documentation will be required if supplemental items are deemed unnecessary.**

- Please contact the Planner of the Day ([CEDD-Plan@adcogov.org](mailto:CEDD-Plan@adcogov.org)) to determine whether a Neighborhood Meeting is necessary.
- Please contact the Engineer of the Day ([CEDD-ENG@adcogov.org](mailto:CEDD-ENG@adcogov.org)) to determine whether a Level 1 Storm Drainage Study is necessary

If you are applying for any of the following applications, please contact the Planner of the Day:

- Solid waste transfer station
- Scrap tire recycling facility
- Inert fill

Fees Due When Application is Deemed Complete	
Conditional Use Permit	Residential Use: \$1,200 (Additional Requests: \$400) Non-Residential Use: \$1,400 (Additional Requests: \$600)

## Conditional Use - Guide to Development Application Submittal

This application shall be submitted electronically to [epermitcenter@adcogov.org](mailto: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](http://www.permits.adcogov.org).

### Written Explanation

- A clear and concise description of the proposal. Please include description of use, time frame, purpose of project, proposed improvements, and all other relevant details.

### Site Plan

- A detailed drawing of existing and proposed improvements, including:
  - Streets, roads, and intersections
  - Driveways, access points, and parking areas
  - Existing and proposed structures, wells, and septic systems,
  - Easements, utility lines, and no build or hazardous areas
  - Scale, north arrow, and date of preparation
- Parking: must meet the quantity, dimensional standards and other requirements outlined in Section 4-15
- An Improvement Location Certificate or Survey may be required during the official review
- Elevations

### Landscape Plan

- Landscaping must meet the requirements outlined in Section 4-19 of the Adams County Development Standards and Regulations
- Landscape plan must include:
  - Number, installation size, and location of each plant type
  - Landscape maintenance plan
  - Bufferyards: identify the uses of adjacent properties and incorporate the correct bufferyard between existing and proposed use

### Proof of Ownership

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

### Proof of Water/Sewer/Utilities

#### Water

- A written statement from the appropriate water district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

#### Sewer

- A written statement from the appropriate sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

#### Utilities (Gas, Electric, etc.)

- A written statement from the appropriate utility provider indicating that they will provide service to the property.
- Copy of a current bill from the service provider.

### Legal Description

- Geographical description used to locate and identify a property.
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property.

**Statement of Taxes Paid**

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office or visit ADCOTAX.COM

**Trip Generation Analysis (TGA)**

- This analysis should be conducted by a traffic engineer and should include total vehicle trips per day and peak hour volumes generated by the proposed development.
- A Traffic Impact Study may be required after the first review.

**SUPPLEMENTAL:****Neighborhood Meeting Summary**

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice.
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed.

**Level 1 Storm Drainage Study**

- If the proposed conditional use permit involves paving, construction of any structures, grading of property, outdoor storage of materials (gravel piles included) or otherwise increasing the impervious area of a site, a Level 1 Storm Drainage Study will be required.
- This plan should be prepared in accordance with the "Level 1 Storm Drainage Plan" criteria as defined in Appendix item B-3 of the Adams County Development Standards and Regulations. Most importantly, it needs to clearly identify a viable storm outfall location, and floodplain/floodway boundaries.



## DEVELOPMENT APPLICATION FORM

### APPLICANT

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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### OWNER

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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

Name:  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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**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:

Date:

Owner's Printed Name

Name:

Owner's Signature

## Written Explanation



## **Description of Proposed Project**

CoreCivic is the owner and operator of the Adams Transitional Center, which we acquired from Time to Change, and Green Level Realty LLC, in 2017. The facility continues to operate under the CoreCivic umbrella. The Adams facility is located on the SW corner of East 62<sup>nd</sup> Avenue and Franklin Street, more particularly at 1450 East 62<sup>nd</sup> Avenue, Denver, Colorado.

## **Description of Use**

Time to Change Community Corrections has been servicing Adams County re-entry participants with residential services under a Conditional Use Permit (CUP) since 2002, Case Number RCU2002-00009. The original CUP allowed for 75 beds, and it was renewed in 2004 with BOCC approval of a minor amendment which added 10 additional beds, for a capacity of 85 residents; and in 2015 for 17 more beds, bringing the total capacity to 102 residents, Case Number RCU2015-00006.

The APN/Parcel ID is 1825-11-2-04-012, and the site contains 1.69 acres. It is zoned I-1, Industrial, and the existing use is deemed to be a Corrections Facility and referred to as a Halfway House.

The entirety of the surrounding area consists of industrially zoned parcels. Areas to the north, east, and south are zoned I-1. The area to the west of the site is zoned I-3 and is presently an electrical generating plant. In general, the surrounding uses include warehousing, distribution, and storage units.

## **Purpose of the Project**

The facility is currently in compliance with zoning regulations and previous conditions of approval and includes an approximately 12,750 square foot building in which justice involved individuals receive rehabilitative services to help them successfully reenter the local community. Residents transitioning from the Department of Corrections or participating as an alternative to incarceration, receive the structure and programming support that they need.

All residents must be reviewed and approved by the Adams County Community Corrections Screening Committee and facility administrators before entering the program. Adams Transitional Center's primary goal is community safety and safe housing for residents and staff, while offering work opportunities, educational and vocational programs, life skills training, and substance abuse counselling. Approximately 85 percent of our residents are employed in the community at any given time, with many of these employers being in Adams County and including:



- Caterpillar, UPS, Elite Beverages, McDonalds, Flying J, Brunco, Azz Galvanizing, and D&D Roofing

The facility provides critical case management, individualized treatment plans, and therapy that addresses the program participants lifestyle choices. On average, residents remain in residential treatment at the facility for approximately six months. Residents must meet specific eligibility criteria to be placed in reentry programs, including voluntary participation. Certain crimes make participants ineligible for program placement. As a result, less than 1 percent of assigned residents are expelled from the program. The individuals placed in reentry centers have a very high success rate and greatly benefit from life skills training, educational classes, and vocational and work opportunities that ready them for reentry into society. Facility administrators, case managers and staff provide continuous supervision and monitoring, in addition to program oversight which is also provided by County staff.

### **Application and Requested Action**

The primary objective of this action is the submittal of a new CUP application for 102-resident beds, at the 1450 East 62<sup>nd</sup> Avenue location. There will be no new construction or other major alterations to the building or grounds. The facility will meet all applicable codes and regulations and will meet American Correctional Association (ACA) standards, Americans With Disability Act (ADA) and Bureau of Prisons (BOP) standards and our own operating policies and procedures.

An analysis of code compliance is being completed and among other items, we will ensure that city Landscape Plan ordinances and storm drainage requirements are being met, along with determining the best approach for a Trip Generation Analysis (TGA), though we are not planning any new construction or hiring new staff members. In discussions with Grace Fleming, it was decided to hold off on a landscape plan, storm drainage, trip analysis and the public hearing requirement until such time as a case manager is assigned and staff have had an opportunity to analyze the application. We have hired WSP Engineering and Design and that specializes in engineering and civil consulting, planning, environmental, and construction management and community planning. They have offices in Denver, and we will engage them on landscaping, stormwater drainage, trip analysis, surveys and community outreach, based on staff direction.

### **Time Frame**

We are preparing the CUP application, assimilating the required information, and targeting an October 1, 2025, CUP application submittal and will be contacting planning and engineering in the coming days to schedule a pre-application meeting with Adans County staff. Our goal is to have a package prepared and deemed complete at the time of submittal.

Site Plan  
(ALTA SURVEY)



Proof of Ownership  
Warranty Deed

**Upon Recording, Return To:**

**Bass, Berry & Sims PLC**  
**140 Third Avenue S. Suite 2800**  
**Nashville, TN 37201**  
**Attn: Mike Stewart, Esq.**

**SPECIAL WARRANTY DEED**  
**Documentary Fee: \$730**


THIS SPECIAL WARRANTY DEED, made this 31st day of October, 2017, between Team Together, LLC, a Colorado limited liability company ("Grantor"), whose legal address is 1450 East 62<sup>nd</sup> Avenue, Denver, CO 80216, grantor, and CoreCivic, Inc., a Maryland corporation ("Grantee"), whose legal address is 10 Burton Hills Boulevard, Nashville, TN 37215, grantee:

WITNESS, that the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Adams and State of Colorado and legally described on the attached Exhibit A (the "Land"):

Also known by street and number as: 1450 East 62<sup>nd</sup> Avenue, Denver, CO 80216.

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained Land, including without limitation, all of Grantor's right, title and interest in and to any alleys, strips or gores adjoining the Land, any easements, rights-of-way or other interest in, on, under or to, any land, highway, street, road, right-of-way or avenue, open or proposed, in, on, under, across, in front of, abutting or adjoining the Land, awards for damages thereto by reason of a change of grade thereof, the accessions, appurtenant rights, privileges, mineral and surface rights affecting or appurtenant to the Land, if any, and all of the estate and rights of Grantor in and to the Land, as applicable or otherwise appertaining to any of the property described above (the Land, improvements and other rights, interests and matters listed above are collectively, the "Property").

TO HAVE AND TO HOLD the said Property above bargained and described, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor SUBJECT TO those matters listed on Exhibit B attached hereto and incorporated herein by this reference (collectively, the "Permitted

 17000332631

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Taxes for the year 2017, and subsequent years, a lien not yet due and payable.
2. Easement and right-of-way granted to Public Service Company of Colorado, recorded June 5, 1942, in Book 284, at Page 281.
3. Easement and right-of-way granted to Public Service Company of Colorado, recorded October 29, 1951, in Book 430, at Page 30.
4. Agreement recorded August 3, 1956, in Book 621, at Page 594.
5. Order, regarding the North Washington Street Water and Sanitation District, recorded April 13, 1962, in Book 978, at Page 308.
6. Right-of-Way Easement, granted to The Mountain States Telephone and Telegraph Company, recorded January 14, 1970, in Book 1571, at Page 104.
7. Grant (Sewer Line), to Richardson Lumber Company, recorded April 28, 1978, in Book 2234, at Page 119.
8. Utility Easement, granted to Public Service Company of Colorado recorded November 9, 1978, in Book 2291, at Page 842.
9. Declaration and Grant of Easement recorded February 7, 1995, in Book 4463, at Page 786, as amended by First Amendment recorded October 15, 2001, at Reception Number C0871749.
10. Lease to Automatic Laundry Company, Ltd., disclosed by Abstract of Lease recorded April 8, 2003, at Reception Number C1122242.
11. Applicant's Certification Concerning Qualifying Surface Development recorded February 13, 2015, at Reception Number 2015000010113.
12. Certification of Notice to Mineral Estate Owners recorded February 13, 2015, at Reception Number 2015000010114.
13. Resolution 2015-287, regarding Conditional Use Permit, recorded June 18, 2015, at Reception Number 2015000047242.
14. Rights of residents, as residents only, under unrecorded agreements.

Exceptions"). The singular number shall include the plural, the plural and the singular, and the use of any gender shall be applicable to all genders.



# Proof of Water/Sewer Service



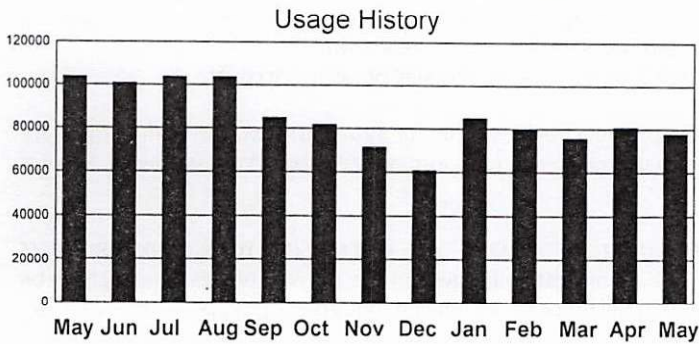
**North Washington Street  
Water & Sanitation District**  
3172 E. 78th Avenue  
Denver, CO 80229 • 303-288-6664  
<https://nwashingtontwaterco.gov>  
Pay By Phone 1-844-992-0160

ACCOUNT NUMBER		
501010020.03		
SERVICE ADDRESS		
1450 E. 62ND AVENUE		
BILL DATE	CURRENT CHARGES	TOTAL AMOUNT DUE
05/21/2025	\$ 1,171.45	\$ 1,171.45

ADAMS TRANSITIONAL CTR  
CORE CIVIC  
5501 VIRGINIA WY STE 110  
BRENTWOOD, TN 37027

52125 78000

READ DATE		BILLING DAYS	METER READING		USAGE
PREVIOUS	PRESENT		PREVIOUS	PRESENT	GALLONS
4/21/2025	05/21/2025	30	3618	3696	7800



Billing Summary

Utility Service	Total
Water	\$623.99
Sewer	\$547.46

To obtain a 2024 Water Quality Report refer to the link below:  
<https://www.denverwater.org/sites/default/files/water-quality-report-2024.pdf>  
NEW PAY BY PHONE NUMBER 1-844-992-0160  
NEW WEB-SITE: <https://nwashingtontwaterco.gov>

Current Charges	\$1,171.45
Previous Balance	\$1,194.46
Payments we processed	\$-1,194.46
Adjustments	\$0.00
Miscellaneous Fee	\$0.00
Balance Forward	\$0.00
<b>Total payment now due...</b>	<b>\$1,171.45</b>

**NO OTHER NOTICE WILL BE SENT**

Failure to receive bills or notices shall not prevent such bills from becoming delinquent nor relieve the customer from payment.

↓ PLEASE CUT HERE AND RETURN WITH YOUR PAYMENT ↓

ADAMS TRANSITIONAL CTR  
CORE CIVIC  
5501 VIRGINIA WY STE 110  
BRENTWOOD, TN 37027

ACCOUNT NUMBER	501010020.03
CURRENT CHARGES DUE	06/21/2025
CURRENT CHARGES	\$1,171.45
TOTAL AMOUNT DUE (including past due amount)	<b>\$1,171.45</b>

Amount Enclosed \$ \_\_\_\_\_

Please Include Your Account Number and Make Checks Payable To:

**North Washington St. Water & Sanitation District**  
3172 E. 78th Avenue  
Denver, CO 80229

# Proof of Electric/Gas Service



MAILING ADDRESS	ACCOUNT NUMBER	DUE DATE	
CORE CIVIC OF TENNESSEE LLC 5501 VIRGINIA WAY STE 110 BRENTWOOD TN 37027-7684  <i>Adams / CC</i>	53-0011984073-5	04/18/2025	
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	921068957	03/31/2025	\$4,492.74

**QUESTIONS ABOUT YOUR BILL?**

See our website: [xcelenergy.com](http://xcelenergy.com)  
 Please Call: 1-800-481-4700  
 Fax: 1-800-311-0050  
 Or write us at: XCEL ENERGY  
 PO BOX 8  
 EAU CLAIRE WI 54702-0008

**ACCOUNT BALANCE** *(Balance de su cuenta)*

Previous Balance	As of 02/26	\$6,117.21
Payment Received	Check 03/24	-\$6,117.21 <b>CR</b>
Balance Forward		<b>\$0.00</b>
Current Charges		\$4,492.74
<b>Amount Due</b> <i>(Cantidad a pagar)</i>		<b>\$4,492.74</b>

**PREMISES SUMMARY**

PREMISES NUMBER	PREMISES IDENTIFIER	PREMISES DESCRIPTOR	CURRENT BILL
300913911	4901 KRAMERIA ST		\$2,376.70
301480872	1450 E 62ND AVE		\$2,116.04
<b>Total</b>			<b>\$4,492.74</b>

**INFORMATION ABOUT YOUR BILL**

Now that you have a new electric meter, your monthly bill will look different than it has in the past and will show your electric use during different segments of the day. You can also sign up at [xcelenergy.com/MyAccount](http://xcelenergy.com/MyAccount) to see your billing history and other helpful information.

Thank you for your payment.

Convenience at your service - Pay your bills electronically-fast and easy with Electronic Funds Transfer. Call us at 1-800-481-4700 or visit us at [www.xcelenergy.com](http://www.xcelenergy.com).

RETURN BOTTOM PORTION WITH PAYMENT ONLY • PLEASE DO NOT INCLUDE OTHER REQUESTS • SEE BACK OF BILL FOR CONTACT METHODS



Please help our neighbors in need by donating to Energy Outreach Colorado. Please mark your donation amount on the back of this payment stub and CHECK THE RED BOX under your address below.

MB 02 032930 76278 B 96 A



CORE CIVIC OF TENNESSEE LLC  
 5501 VIRGINIA WAY STE 110  
 BRENTWOOD TN 37027-7684

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-0011984073-5	04/18/2025	\$4,492.74	

Please see the back of this bill for more information regarding the late payment charge.  
 Make your check payable to XCEL ENERGY

APRIL						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

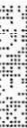


XCEL ENERGY  
 P.O. BOX 660553  
 DALLAS TX 75266-0553



32 53041825 00119840735 0000044927400000449274

032930 1/4



6



MAILING ADDRESS	ACCOUNT NUMBER	DUE DATE	
CORE CIVIC OF TENNESSEE LLC 5501 VIRGINIA WAY STE 110 BRENTWOOD TN 37027-7684	53-0011984073-5	04/18/2025	
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	921068957	03/31/2025	\$4,492.74

DAILY AVERAGES	Last Year	This Year
Temperature	42° F	47° F
Electricity kWh	569.9	483.3
Electricity Cost	\$247.53	\$58.02

SERVICE ADDRESS: 4901 KRAMERIA ST COMMERCE CITY, CO 80022-4523  
 NEXT READ DATE: 04/29/25

**ELECTRICITY SERVICE DETAILS (See back of your bill for explanation of billing terms)**

PREMISES NUMBER: 300913911  
 INVOICE NUMBER: 1172888211

**YOUR MONTHLY NATURAL GAS USAGE**



DAILY AVERAGES	Last Year	This Year
Temperature	42° F	48° F
Gas Therms	29.5	25.4
Gas Cost	\$26.64	\$21.69

METER READING INFORMATION			
METER 348306489		Read Dates: 02/25/25 - 03/26/25 (29 Days)	
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	14015 Actual	0 Actual	14015 kWh
Demand	Actual		35.04 kW
Billable Demand			38 kW

**ELECTRICITY CHARGES**

**RATE: SG Secondary General**

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$88.07
Secondary General	14015 kWh	\$0.008530	\$119.55
ECA Q1	14015 kWh	\$0.028250	\$395.92
Distribution Demand	38 kW	\$9.360000	\$355.68
Gen & Transm Demand	35 kW	\$9.110000	\$318.85
Trans Cost Adj	35 kW	\$1.800000	\$63.00
Purch Cap Cost Adj	35 kW	\$0.850000	\$29.75
Trans Elec Plan	35 kW	\$0.540000	\$18.90
Demand Side Mgmt	35 kW	\$2.160000	\$75.60
Renew. Energy Std Adj			\$14.67
Colo Energy Plan Adj			\$14.67
Energy Assistance Chg			\$0.81
<b>Subtotal</b>			<b>\$1,495.47</b>
Franchise Fee		3.00%	\$44.83
Sales Tax			\$142.40
<b>Total</b>			<b>\$1,682.70</b>

Meter 000348306489 Max Demand 03/07/2025 13:00



**TOGETHER WE POWER STABILITY.**

Energy Outreach Colorado is a nonprofit partnering with Xcel Energy to provide energy bill payment assistance and energy-efficiency upgrades for affordable housing and nonprofit facilities. We need your help today! There are three ways to contribute:



1. Visit the Energy Outreach Colorado website at [www.energyoutreach.org](http://www.energyoutreach.org) to make a one-time donation.
2. **CHECK THE RED BOX** on the front-left side of this payment stub AND select a tax-deductible contribution below.

**MONTHLY DONATION:**

\$20\_\_\_ \$10\_\_\_ \$5\_\_\_ Other\_\_\_\_\_

3. Make a one-time, tax-deductible contribution of \$\_\_\_\_\_
- Enclose this form with your Xcel Energy payment. Or, mail to:  
**ATTN PAR Dept., PO BOX 8, EAU CLAIRE, WI 54702-0008**  
 (Please make your check payable to Energy Outreach Colorado.)

Customers that choose to donate will have account information securely shared with Energy Outreach Colorado for tax purposes only.



MAILING ADDRESS		ACCOUNT NUMBER	DUE DATE
CORE CIVIC OF TENNESSEE LLC 5501 VIRGINIA WAY STE 110 BRENTWOOD TN 37027-7684		53-0011984073-5	04/18/2025
STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE	
921068957	03/31/2025	<b>\$4,492.74</b>	

SERVICE ADDRESS: 4901 KRAMERIA ST COMMERCE CITY, CO 80022-4523  
 NEXT READ DATE: 04/29/25

**NATURAL GAS SERVICE DETAILS (See back of your bill for explanation of billing terms)**

PREMISES NUMBER: 300913911  
 INVOICE NUMBER: 0555340299

**METER READING INFORMATION**

METER 10002685			
Read Dates: 02/27/25 - 03/31/25 (32 Days)			
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	176806 Actual	175985 Actual	821 ccf

**NATURAL GAS ADJUSTMENTS**

DESCRIPTION	VALUE UNITS	CONVERSION	VALUE UNITS
Therm Multiplier	821 ccf	x 0.991778	<b>814 therms</b>

**NATURAL GAS CHARGES**

**RATE: CSG Commercial**

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$49.44
Usage Charge	814 therms	\$0.250770	\$204.13
Interstate Pipeline	814 therms	\$0.052500	\$42.74
Demand Side Mgmt			\$14.41
Natural Gas Q1	814 therms	\$0.317500	\$258.45
GRSA			\$46.85
Energy Assistance Chg			\$0.81
<b>Subtotal</b>			<b>\$616.83</b>
Franchise Fee		3.00%	\$18.48
Sales Tax			\$58.69
<b>Total</b>			<b>\$694.00</b>

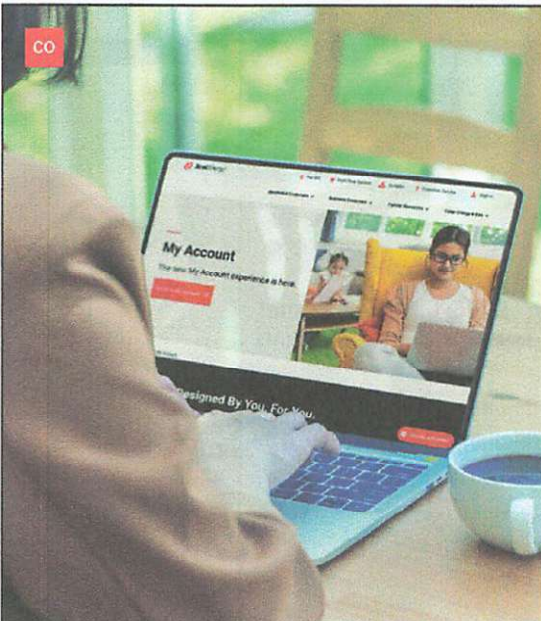
**Premises Total \$2,376.70**



**ENERGY YOU CAN COUNT ON.**

We're proud to provide reliable energy to your community, whether in your home or at your business. We work to keep costs low as we focus on the safety and reliability of the electric and natural gas systems that serve you, while transitioning to cleaner energy.

Learn more at [xcelenergy.com](http://xcelenergy.com).



**STATEMENTS ARE NOW AVAILABLE ONLINE!**

NEW! Access 24 months of billing history anytime: Now everyone enrolled in My Account can view their statements at no cost.

To unenroll in mailed statement deliveries, scan the QR code and sign up for paperless statements, or visit [xcelenergy.com/Paperless](http://xcelenergy.com/Paperless).





MAILING ADDRESS	ACCOUNT NUMBER	DUE DATE	
CORE CIVIC OF TENNESSEE LLC 5501 VIRGINIA WAY STE 110 BRENTWOOD TN 37027-7684	53-0011984073-5	04/18/2025	
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	921068957	03/31/2025	\$4,492.74

DAILY AVERAGES	Last Year	This Year
Temperature	42° F	47° F
Electricity kWh	378.7	383.2
Electricity Cost	\$42.22	\$44.66

SERVICE ADDRESS: 1450 E 62ND AVE DENVER, CO 80216-1242 *Adams*  
 NEXT READ DATE: 04/28/25

**ELECTRICITY SERVICE DETAILS (See back of your bill for explanation of billing terms)**

PREMISES NUMBER: 301480872  
 INVOICE NUMBER: 1172895547

**YOUR MONTHLY NATURAL GAS USAGE**



DAILY AVERAGES	Last Year	This Year
Temperature	41° F	48° F
Gas Therms	49.8	35.2
Gas Cost	\$40.84	\$27.36

METER READING INFORMATION			
<b>METER 348300356</b>		Read Dates: 02/24/25 - 03/25/25 (29 Days)	
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	11112 Actual	0 Actual	11112 kWh
Demand	Actual		30.08 kW
Billable Demand			30 kW

**ELECTRICITY CHARGES**

**RATE: SG Secondary General**

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$88.07
Secondary General	11112 kWh	\$0.008530	\$94.79
ECA Q1	11112 kWh	\$0.028250	\$313.91
Distribution Demand	30 kW	\$9.360000	\$280.80
Gen & Transm Demand	30 kW	\$9.110000	\$273.30
Trans Cost Adj	30 kW	\$1.800000	\$54.00
Purch Cap Cost Adj	30 kW	\$0.850000	\$25.50
Trans Elec Plan	30 kW	\$0.540000	\$16.20
Demand Side Mgmt	30 kW	\$2.160000	\$64.80
Renew. Energy Std Adj			\$12.12
Colo Energy Plan Adj			\$12.12
Energy Assistance Chg			\$0.81
<b>Subtotal</b>			<b>\$1,236.42</b>
Sales Tax			\$58.71
<b>Total</b>			<b>\$1,295.13</b>

Meter 000348300356 Max Demand 03/25/2025 21:30

SERVICE ADDRESS: 1450 E 62ND AVE DENVER, CO 80216-1242 *Adams*  
 NEXT READ DATE: 04/28/25

**NATURAL GAS SERVICE DETAILS (See back of your bill for explanation of billing terms)**

PREMISES NUMBER: 301480872  
 INVOICE NUMBER: 0555341374

METER READING INFORMATION			
<b>METER 10024628</b>		Read Dates: 02/26/25 - 03/28/25 (30 Days)	
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	25219 Actual	24029 Actual	1190 ccf

**NATURAL GAS ADJUSTMENTS**

DESCRIPTION	VALUE UNITS	CONVERSION	VALUE UNITS
Therm Multiplier	1190 ccf	x 0.886655	<b>1055 therms</b>

**NATURAL GAS CHARGES**

**RATE: CSG Commercial**

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$49.44
Usage Charge	1055 therms	\$0.250770	\$264.56
Interstate Pipeline	1055 therms	\$0.052500	\$55.39
Demand Side Mgmt			\$17.84
Natural Gas Q1	1055 therms	\$0.317500	\$334.96
GRSA			\$60.72
Energy Assistance Chg			\$0.81



MAILING ADDRESS		ACCOUNT NUMBER		DUE DATE
CORE CIVIC OF TENNESSEE LLC 5501 VIRGINIA WAY STE 110 BRENTWOOD TN 37027-7684		53-0011984073-5		<b>04/18/2025</b>
		STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
		921068957	03/31/2025	<b>\$4,492.74</b>



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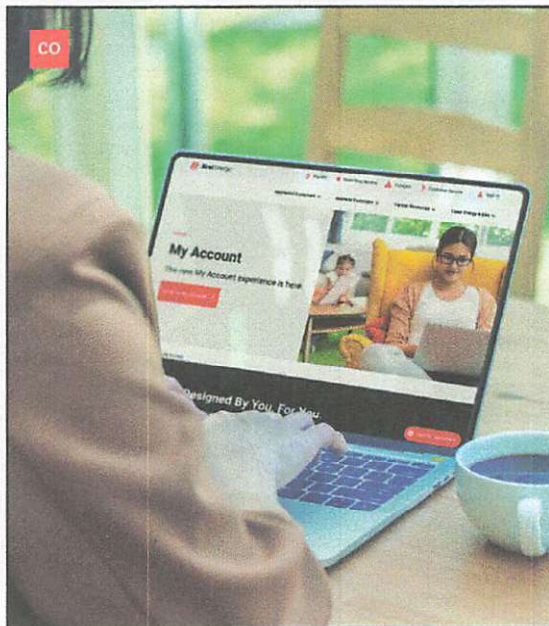
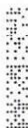
Learn more at [xcelenergy.com](http://xcelenergy.com).

**NATURAL GAS CHARGES**

**RATE: CSG Commercial**

DESCRIPTION	USAGE UNITS	RATE	CHARGE
<b>Subtotal</b>			<b>\$783.72</b>
Sales Tax			\$37.19
<b>Total</b>			<b>\$820.91</b>
<b>Premises Total</b>			<b>\$2,116.04</b>

032930 3/4



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03/31/2025

53-0011984073-5

## IMPORTANT PHONE NUMBERS (Available 24 hours, 7 days a week)

Electric Emergencies: **800-895-1999** Natural Gas Emergencies: **800-895-2999** Call Before You Dig: **811** Telecommunications Relay Service (TRS): **711**

## CONVENIENT WAYS TO PAY YOUR BILL

Standard Payment Options (no fees apply):

- **My Account:** View and pay your bill using our mobile app, see your energy use and access your account information.
- **Auto Pay:** Automatically pay your bill directly from your bank account.
- **Pay Online:** View and pay your bill online using MyCheckFree.
- **Pay by Phone:** Make your payment from your checking or savings account with a phone call to **800-895-4999**.

- **Pay by Mail:** Return the enclosed pre-addressed envelope to **Xcel Energy, PO Box 660553, Dallas, TX 75266-0553**. Include the attached bill stub for faster processing along with your payment. Apply proper postage.

**Electronic Check Conversion:** When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

### Other Payment Options

Third-Party processing fees will apply. Xcel Energy does not collect or benefit from these fees:

- **Credit/Debit Card Payment:** To pay with your card, use **MyAccount** or **eBill** or call **833-660-1365**.
- **Pay Stations:** Visit **xcelenergy.com** to find an in-person location near you.

## GLOSSARY

### Colorado Energy Plan Adjustment

**(Colo Energy Plan Adj):** funds voluntary early retirement for Xcel Energy's coal-fired power plants as part of our plan to cut carbon emissions by 2030 and provide net-zero energy by 2050.

**Demand Charge:** recovers costs to produce and deliver power to you, including the costs of poles and wires, transmission and distribution facilities in the power grid.

**Demand Peak Day Quantity (Demand PDQ):** this charge is for large commercial and industrial customers only. It's a measurement of their highest daily use of electricity during a monthly billing cycle.

**Demand-Side Management Cost Adjustment (Demand Side Mgmt):** recovers costs of energy efficiency and conservation programs that encourage customers to reduce their energy use. If you receive electricity and natural gas from us you will see two charges.

**Energy Assistance Charge: Required by House Bill 21-1105, we collect and remit this monthly charge to Energy Outreach Colorado for bill assistance for income-qualified customers. If you receive electricity and natural gas from us you will see two charges. If you're struggling to pay your utility bills, you might qualify for exemption from a monthly charge related to energy assistance and be eligible for utility bill payment assistance. Please call 1-866-HEAT-HELP to see if you qualify. You may request to opt out of this charge by calling 800-895-4999.**

**Si tiene dificultades para pagar sus facturas de energía, es posible que reúna los requisitos para recibir asistencia para pagar sus facturas y que sea elegible para la exención del cargo por asistencia energética. Llame al 1-866-HEAT-HELP (1-866-432-8435) para ver si califica para recibir asistencia.**

**Electric Commodity Adjustment (ECA):** recovers the cost of fuel used to generate the electricity you use. We pass on the wholesale cost to customers without a markup. Costs are adjusted on a quarterly basis to reflect market conditions.

**Energy Charge:** the variable costs of producing energy not collected through quarterly commodity adjustments.

**Franchise Fee:** this surcharge pays cities and counties for the right to use public streets to provide utility services. We collect the surcharges and pass them to your city and county.

### Gas Cost Adjustment (Gas Cost Adj or

**Natural Gas):** recovers the cost of natural gas purchased and delivered to you, including natural gas fuel, upstream transportation and storage services. We pass on the wholesale cost to customers without a markup. Costs are adjusted on a quarterly basis to reflect market conditions.

**General Rates:** your base rate charge, which includes the Service and Facility Charge, metering charges, a Demand Charge (if applicable), plus either an Energy Charge for electric service or the Usage Charge for gas service, as applicable.

**General Rate Schedule Adjustments (GRSA):** a percentage amount of your bill calculated for base rate charges, excluding the Service and Facility Charge for gas customers, the Energy or Usage Charge and the Demand or Capacity Charge. The adjustment can be positive or negative and is applied to your electric and/or natural gas bill.

**Interstate Pipeline:** reflects Xcel Energy's payments to interstate pipelines and storage facility operators to deliver natural gas into Xcel Energy's gas system. The Federal Energy Regulatory Commission regulates these upstream services and the rates charged to Xcel Energy.

**Kilowatt Hour (kWh):** Measures the amount of electricity you use.

**Late Payment Charge:** we assess a late payment charge on any unpaid balance exceeding \$50.00. For residential customers, a late payment charge of 1% per month is applied. For commercial customers, a 1.5% late payment charge will be assessed.

**Load Meter Charge:** a flat monthly charge for those with customer-owned generation in parallel with Xcel Energy's system. This fee is for the cost of the meter needed for these accounts.

**Natural Gas:** reflects our cost to purchase natural gas fuel at market prices as approved by the Colorado Public Utilities Commission.

**Production Meter Charge:** a flat monthly charge for customers who have on-site power generation, like rooftop solar, and are connected to Xcel Energy's system. This fee is for the cost of the meter needed for these accounts.

**Purchased Capacity Cost Adjustment (Purchased Cap Cost Adj):** the cost to purchase electric generation from other suppliers.

### Renewable Energy Standard Adjustment

**(Renew Energy Std Adj):** a base rate charge which represents 1% of an electric bill and funds renewable energy programs as required by Colorado law under which utilities must generate or purchase increasing portions of their electricity from sun, wind or biomass.

**Revenue Decoupling Adjustment:** supports a program designed to encourage conservation without penalizing the energy provider for the reduction of electricity use. Adjusted quarterly, customers will either see a bill credit or a surcharge not to exceed 3% of your overall bill.

**Service & Facility Charge:** a flat monthly charge for the meter on your home, having the meter read, billing support and customer service needs.

**Time-of-Use Rates:** electricity use charges for customers on our time-differentiated pricing plan. Electricity pricing varies depending on when you use it. The On-Peak period is 3-7 p.m., weekdays except holidays; Mid-Peak is 1-3 p.m., weekdays except holidays; Off-Peak is all other hours.

**Therm:** Measures your natural gas use. One therm is equal to 100 cubic feet of natural gas. A dekatherm is 10 therms.

**Therm Multiplier:** natural gas usage is measured in therms. This is the conversion from the volume of natural gas (cubic feet) to energy use (therms).

**Transmission Cost Adjustment (Trans Cost Adj):** recovers transmission investments for infrastructure to carry electricity from a power plant to your home and business that results in a net increase in transmission capacity or are part of an approved Wildfire Mitigation Plan. Also recovers distribution costs pursuant to Colorado Senate Bill 24-218.

**Transportation Electrification Plan Adjustment (Trans Elec Plan):** funds programs to help customers unlock the benefits of electric transportation.

**Usage Charge:** this charge covers the costs for providing natural gas service, including moving natural gas through pipelines and storage to your home or business, that are not recovered through other charges.

## RESOURCES TO BETTER UNDERSTAND YOUR BILL

Find more information online about ways to pay and manage your bill, how to read your bill, energy assistance programs and more. Bills are even easier online. Go paperless. Download our Mobile App to manage your bill with ease and when you're on the go. Available now in the Apple Store and in Google Play.

**Billing summary note:** depending on the date your bill was calculated, you may see a line item included twice, showing different quarterly adjustments.



# Proof of Storm-water Service

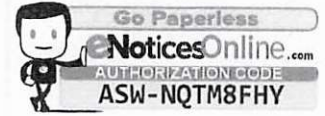


ADAMS COUNTY  
COLORADO

Stormwater Management Division  
4430 S Adams County Parkway  
1st Floor, Suite W2000B  
Brighton, CO 80601-8212

Pay Online: [www.adcogov.org/stormwater](http://www.adcogov.org/stormwater)  
Pay by Phone: 1-800-487-4567

CONTACT US: 720-523-6400 | [swq@adcogov.org](mailto:swq@adcogov.org)  
HOURS: Monday - Friday 8 a.m. to 4:30 p.m.



16265\*76\*\*G50\*\*1.047\*\*1/2\*\*\*\*\*AUTO\*\*MIXED AADC 852  
CORECIVIC INC  
C/O RYAN PTS DEPT 125  
OR CURRENT OWNER  
PO BOX 460169  
HOUSTON TX 77056-8169

Adams TC



### Annual Stormwater Utility Fee

Customer Number 693167  
Notification Date 01/15/25  
Statement Number 1113985  
Annual Service Dates: Jan 1 to Dec 31

Invoice Date	Due Date	Invoice Type	Invoice Number	Parcel Number	Impervious Area	Previous Balance	New Invoice	Payments Received	Adjustment	Outstanding Balance
01/15/25	03/16/25	Invoice	536014	182511204012	32556.43 Sq Ft	\$	652.43			\$652.43

Situs: 1450 E 62ND AVE

**Balance Due \$652.43**

Please add on perforation BEFORE folding

12-19-24\_V1

#### Billing Address

CORECIVIC INC  
C/O RYAN PTS DEPT 125  
OR CURRENT OWNER  
PO BOX 460169  
HOUSTON TX 77056-8169

Customer Number 693167  
Notification Date 01/15/25  
Statement Number 1113985  
**Balance Due \$652.43**

#### Please Remit Payment To

ADAMS COUNTY STORMWATER  
PO Box 201846  
Dallas, TX 75320-1846

Amount Paid


Or Pay Online at [www.adcogov.org/stormwater](http://www.adcogov.org/stormwater)

Check Number



## Legal Description

**EXHIBIT A**

**LEGAL DESCRIPTION**

Lot 1, INDUSTRIAL LABORATORIES SUBDIVISION – AMENDED PLAT,  
said plat recorded April 29, 1994, at Reception Number B1242345,  
County of Adams,  
State of Colorado.

## Statement of Taxes



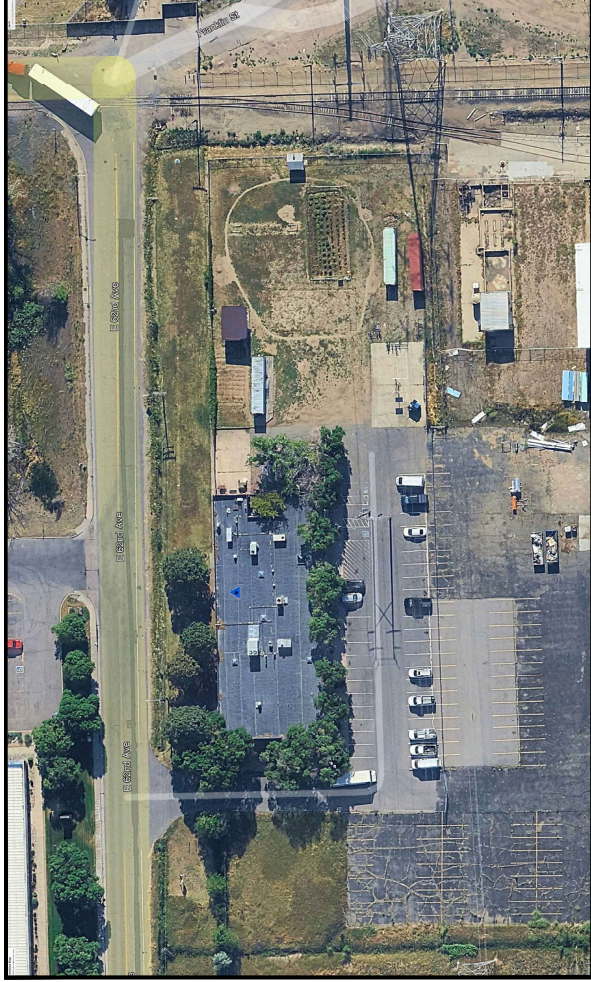
**Adams County**  
4430S Adams County Parkway  
Suite C2436  
Brighton, CO, 80601  
720-523-6160  
720-523-6171

Receipt 2025-06-26-SMO-15876

<b>Product</b>	<b>Name</b>	<b>Extended</b>
2	Certificate of Taxes Due R0103671	\$10.00
		Account #: R0103671
		Effective Date: 6/26/25
		Certificate Number: 2025-262343
		Item ID: R0103671/
Certificate of Taxes Due		\$10.00
COTD		(\$10.00)
COTD3		\$10.00
<hr/>		
<b>Total</b>		<b>\$10.00</b>
Tender (Check)		\$10.00
Check Number	19749310576	
Payor	CALESIA KAPALDO 1450 E 62ND AVE DENVER, CO 80216	

# Facility Drawings

# CUP Package



August 6, 2025  
Denver, Colorado

COVER SHEET



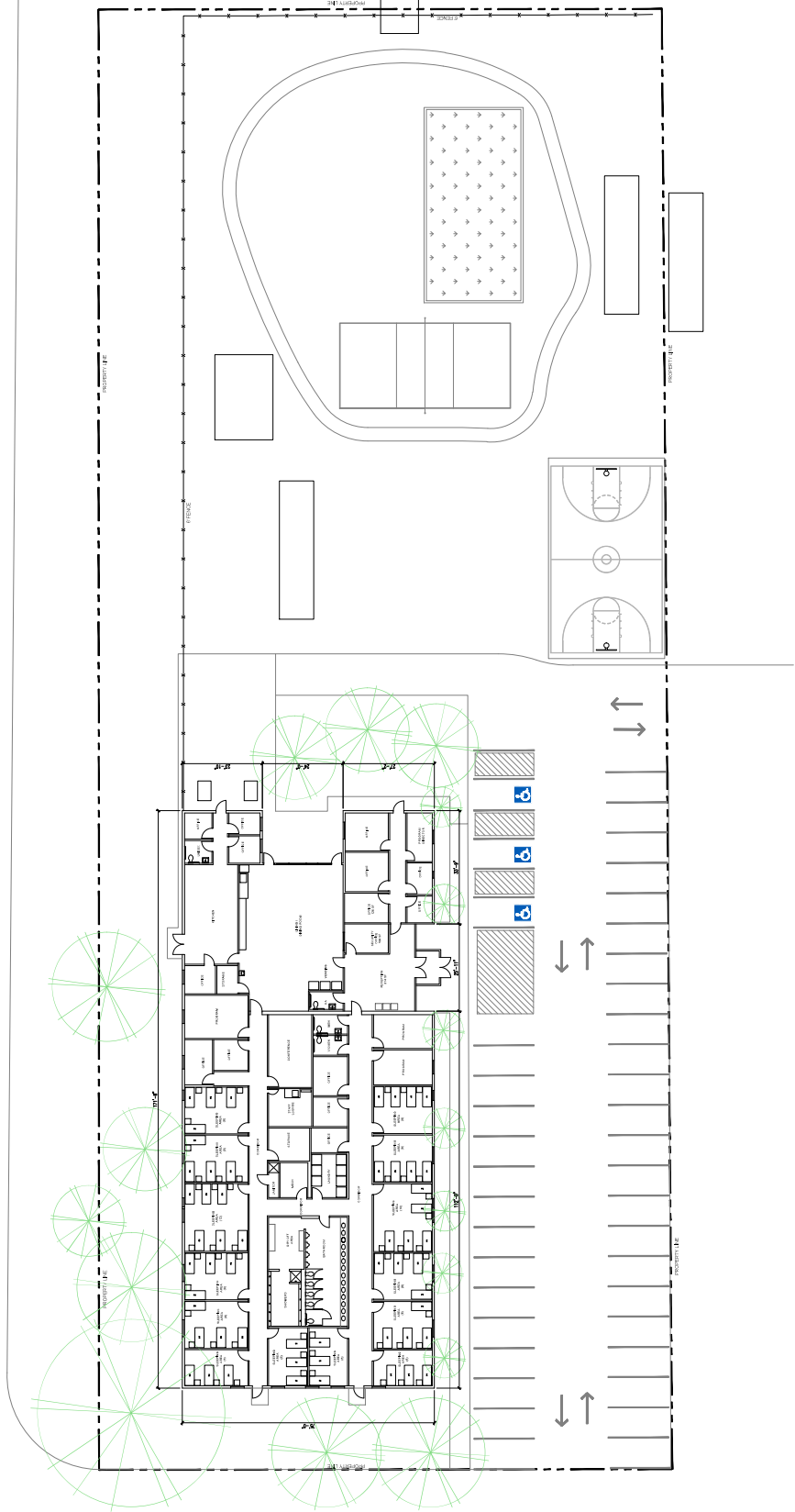
ADAMS TRANSITIONAL CENTER  
1450 E 62nd Ave

AUGUST 6, 2025

ADAMS TRANSITIONAL, DENVER, CO.

TOTAL SITE AREA = +/- 55 ACRES  
SCALE = 1" = 100'-0"

E. 62ND AVENUE



SITE PLAN

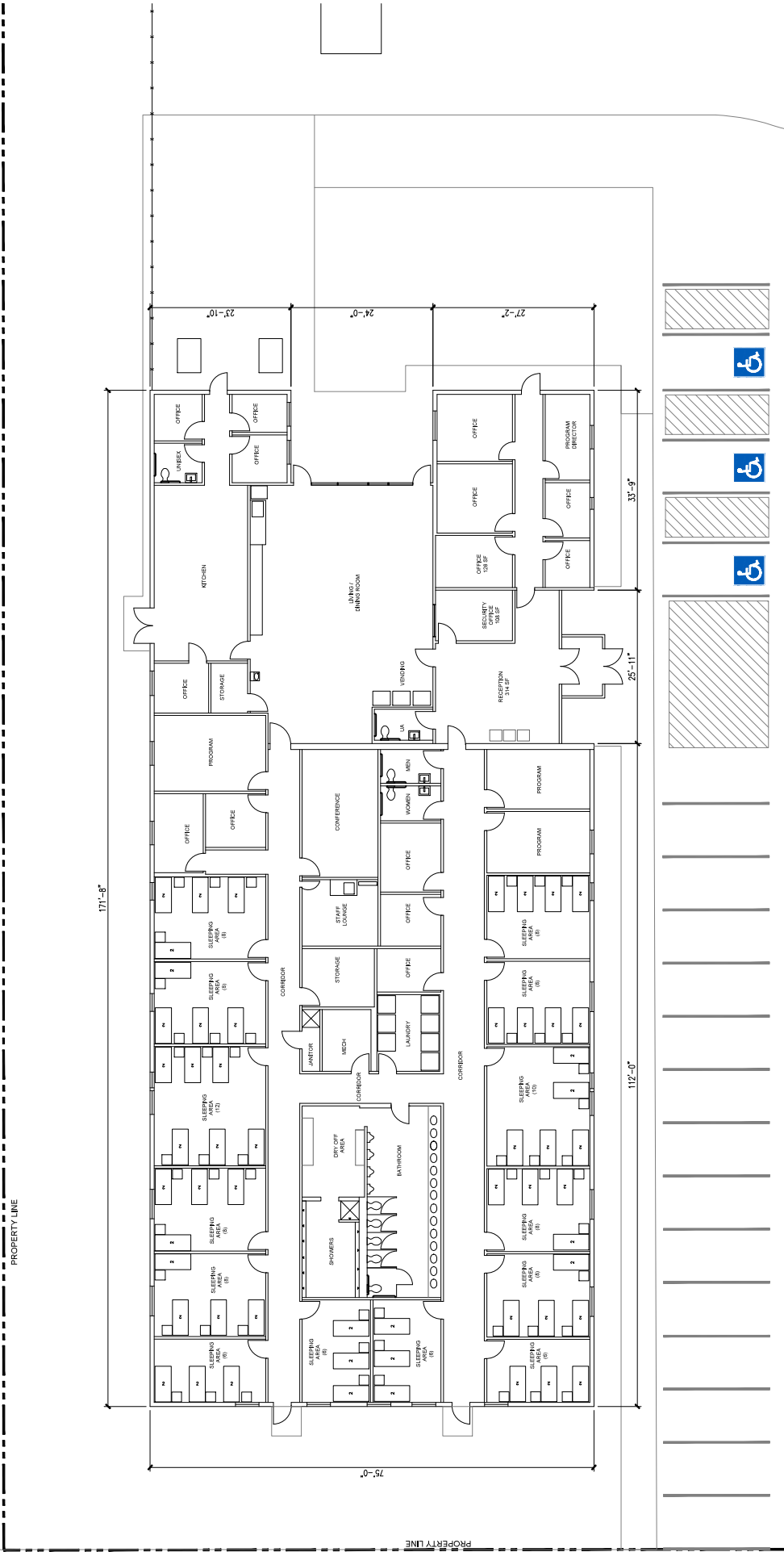


ADAMS TRANSITIONAL CENTER  
1450 E 62nd Ave

AUGUST 6, 2025

ADAMS TRANSITIONAL, DENVER, CO.

TOTAL SITE AREA = +/- 55 ACRES  
SCALE = 1" = 100'-0"



FLOOR PLAN

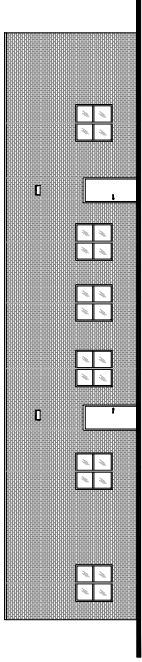


**ADAMS TRANSITIONAL CENTER**  
 1450 E 62nd Ave

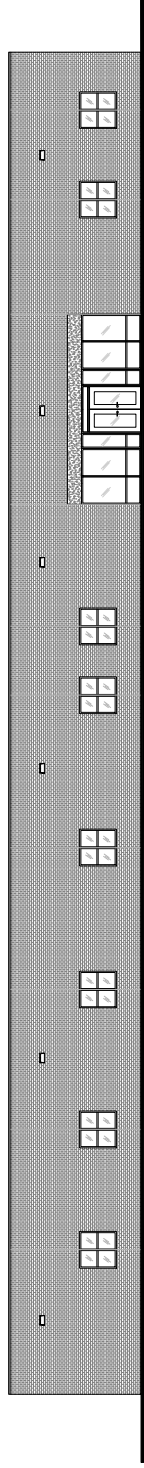
AUGUST 6, 2025

ADAMS TRANSITIONAL, DENVER, CO.

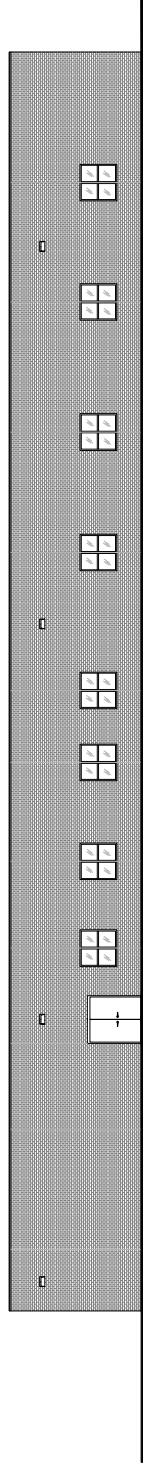
TOTAL SITE AREA = +/- 55 ACRES  
 SCALE = 1" = 8'-0"



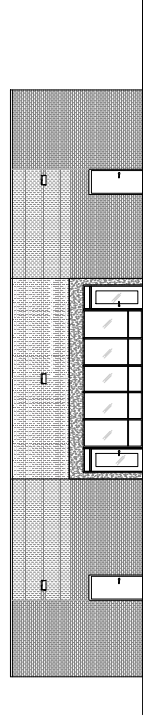
① WEST ELEVATION  
SCALE: 1/8" = 1'-0"



② SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



③ NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



④ EAST ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATIONS



ADAMS TRANSITIONAL CENTER  
1450 E 62nd Ave

AUGUST 6, 2025

ADAMS TRANSITIONAL, DENVER, CO.

TOTAL SITE AREA = +/- 55 ACRES  
SCALE = 1" = 8'-0"

The End