



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) to determine whether a Neighborhood Meeting is necessary.
- Please contact the Engineer of the Day (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. 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

- 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:	

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:

Date:

Owner's Printed Name

Name:

Owner's Signature

Proposed Agricultural Business Plan at 25525 E 160th Ave

To:

Adams County Planning Department

4430 S. Adams County Parkway

1st Floor, Suite W2000A

Brighton, CO 80601

Dear Adams County Planning Department,

This letter outlines a proposed home-based agricultural business that the property owner is requesting permission to operate on-site. The business will focus on the cutting and sale of beef. We aim to provide full transparency regarding the operation, as well as the reasons for this request.

First, we would like to provide some background on the property owner's work experience. The owner has over 20 years of experience in the agricultural industry, specifically in the cattle business. This has been the owner's primary source of employment, as is common among many farmers in eastern Adams County. The owner has worked in multiple meatpacking facilities and has extensive experience in raising cattle.

Second, we would like to explain in detail how the operation would function. The process begins with the initial processing of the animal, which will not take place at this site. All initial processing will occur at a USDA-approved and monitored facility located in Brush, Colorado. At that facility, the animal will be processed and divided into quarters. These beef quarters will then be transported to the proposed site, where they will be cut into specific retail cuts and sold to the public.

We want to emphasize that no slaughtering or initial processing of animals will take place on-site. Only the cutting of pre-processed beef quarters will occur. Additionally, no cooking

of any kind will take place. The property is already equipped with proper meat-cutting saws, freezers, and refrigerated display units to ensure compliance with health and safety standards. The USDA has been contacted regarding this proposed plan and has approved this type of operation, which is already utilized by other ranchers throughout the state.

Once the meat has been cut into desired portions, it will be properly stored and displayed in temperature-controlled units. The owner would also like to produce chorizo sausage on-site, which involves minimal additional processing. The facility is already equipped with the necessary tools and equipment to support this.

Third, the property consists of 40 acres and offers ample space for vehicle access and customer traffic. The business would operate Thursday through Sunday, from 8:00 a.m. to 7:00 p.m. The entrance is located off 160th Avenue and leads to the main area via a maintained gravel road. The property owner regularly maintains this road to ensure safe access. There is also a designated gravel parking area available for customers. The property can accommodate emergency service vehicles, including fire trucks, if necessary.

The site operates on an agricultural water well; however, water will not be used in the meat-cutting process.

The property owner is fully willing to comply with any county requirements related to this proposed business. He is committed to transparency and would appreciate the opportunity to demonstrate his ability to operate responsibly. This business represents his primary source of income and is essential to supporting his family.

Thank you for your time and consideration.

Site Plan 05.28.26
25525 E 160th Ave
Brighton, CO, 80603

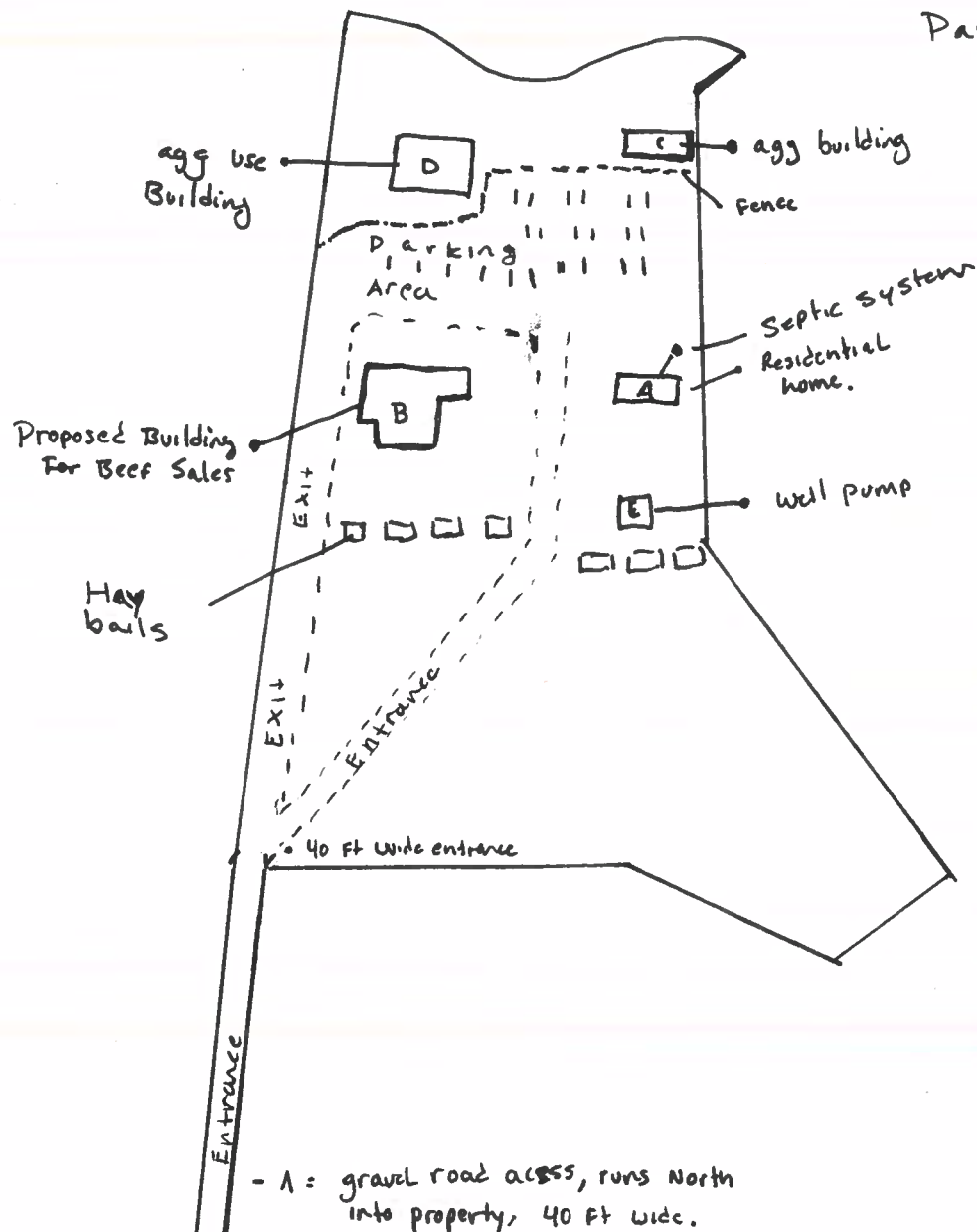
Parcel # 0156700000307

W <

> E

Harvest RD →

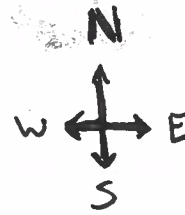
← E 160th Ave →



V
S

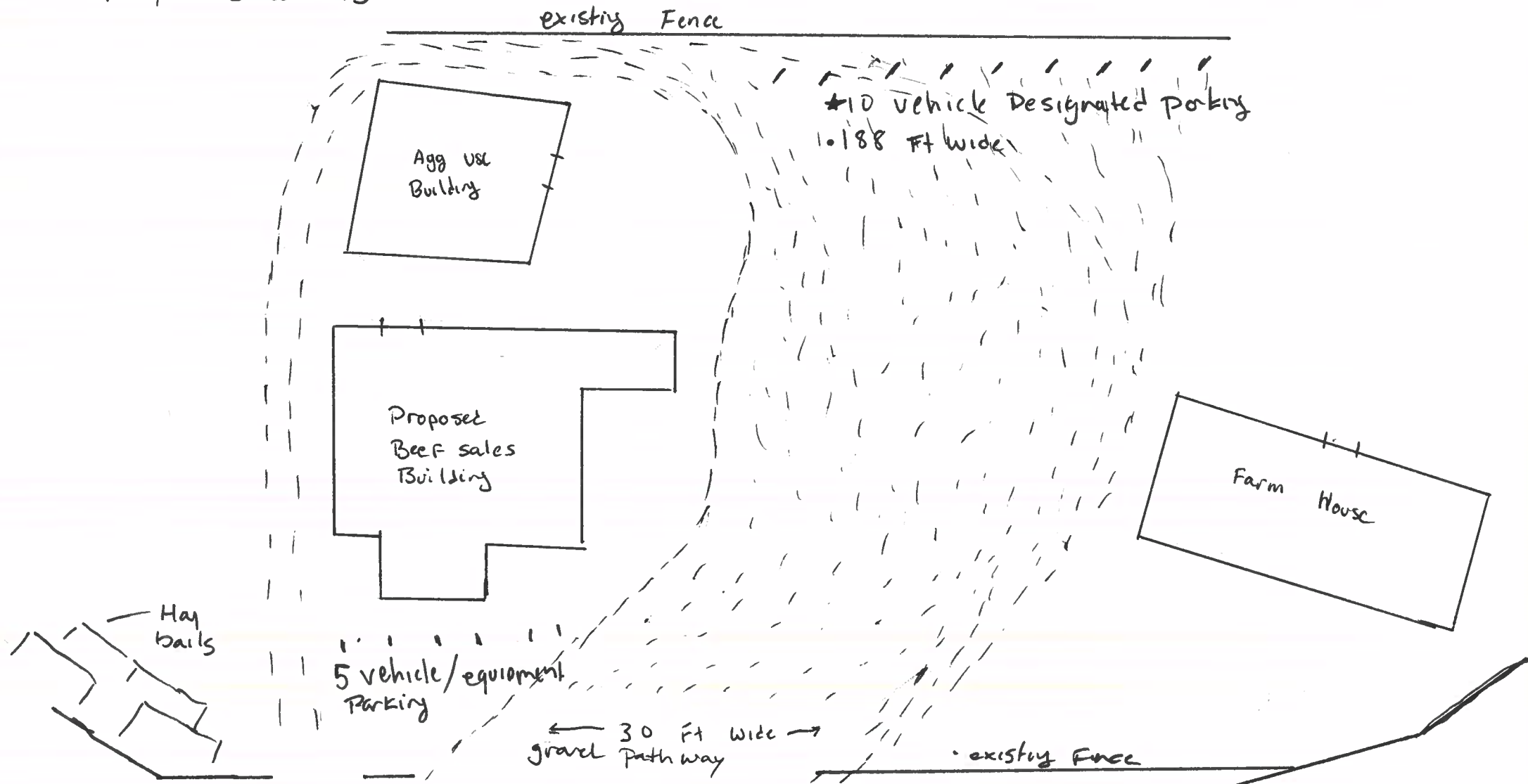
Landscape Plan

- No trees will be Planted
- No new access will be constructed
- Property will have 10 vehicle parking area
- area surface is gravel.
- Parking area is 188 ft wide
- vehicle travel path is 30 ft wide
- 5 vehicle parking area for farm equipment
- Property is zoned A3



25525 E 160th Ave
Brighton, CO, 80603

- Parking and vehicle path
Does not effect well pump
- Property vegetation will remain
as is.



QUIT CLAIM DEED

THIS DEED, Made this 20th day of July, 2018 between

Doc Fee \$0.00

Jose de Jesus Rodriguez Gomez and Alejandro Mota Rodriguez, grantor(s),

and

AJR / JRG
LLC

RMI Investments, grantee,

Whose legal address is: 25525 E. 160th Ave., Brighton CO 80603

WITNESS, that the grantor(s), for and in consideration of the sum of \$10.00 (Ten and No/100), the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold, conveyed and QUIT CLAIMED, and by these presents do remise, sell, convey and QUIT CLAIM unto the grantees, their heirs and assigns forever, all the right, title, interest, claim and demand which the grantor(s) have in and to the real property, together with improvements, if any, situate, lying and being in the County of Adams, State of Colorado, described as follows:

See Attached Exhibit "A"

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor(s), either in equity, to the only proper use, benefit and behalf of the grantee(s), their heirs and assigns forever.

IN WITNESS WHEREOF the grantor(s) have executed this deed on the date set forth above.

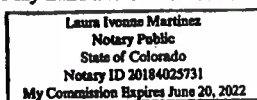
Jose de Jesus Rodriguez Gomez / Alejandro Mota Rdz
Jose de Jesus Rodriguez Gomez Alejandro Mota Rodriguez

STATE OF COLORADO)
COUNTY OF Adams) SS.

The foregoing instrument was acknowledged before me this 20th day of July 2018, by Jose de Jesus Rodriguez.

My commission expires: 6/20/2022

Witness my hand and official seal.



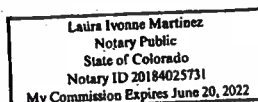
Laura Ivonne Martinez
Notary Public

STATE OF COLORADO)
COUNTY OF Adams) SS.

The foregoing instrument was acknowledged before me this 20th day of July 2018, by Alejandro Mota Rodriguez.

My commission expires: 6/20/2022

Witness my hand and official seal.



Laura Ivonne Martinez
Notary Public

04567-00-0-00-307

EXHIBIT A

That part of Section 5, Township 1 South, Range 65 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Beginning at the East $\frac{1}{4}$ corner of said Section 5; Thence North $89^{\circ}35'56''$ West on an assumed bearing along the East-West centerline of said Section 5 a distance of 210.00 feet; Thence South $00^{\circ}08'18''$ West parallel with and 210 feet Westerly of the East line of the Southeast $\frac{1}{4}$ of said Section 5 and along the West line of that parcel conveyed to Public Service Company of Colorado by deed recorded May 18, 1960 in Book 845 at Page 146 a distance of 627.38 feet to a point on the Northerly line of a strip of land, 100 feet wide, conveyed to the Henrylyn Irrigation District, for the Denver-Hudson Canal, by deed recorded October 14, 1911 in Book 57 at Page 199; Thence Westerly along the Northerly line of said Denver-Hudson Canal, the following 4 courses; (1) North $84^{\circ}11'18''$ West - 389.36 feet; (2) North $76^{\circ}45'01''$ West - 195.41 feet; (3) North $84^{\circ}48'08''$ West - 118.34 feet; (4) South $78^{\circ}01'39''$ West - 127.14 feet to the True Point of Beginning; Thence North $39^{\circ}50'08''$ West a distance of 1199.97 feet; Thence North $00^{\circ}12'00''$ East a distance of 673.00 feet; Thence North $47^{\circ}02'58''$ East a distance of 155.75 feet to a point on the Southerly line of a strip of land, 80 feet wide, conveyed to the Farmers Reservoir and Irrigation Company, for the Neres Canal, by deed recorded September 13, 1913 in Book 35 at Page 377; Thence Westerly along said Southerly line of the Neres Canal, the following 8 courses:

- (1) North $53^{\circ}53'57''$ West - 77.99 feet;
- (2) North $62^{\circ}30'55''$ West - 76.61 feet;
- (3) North $79^{\circ}54'16''$ West - 82.06 feet;
- (4) South $79^{\circ}46'57''$ West - 70.33 feet;
- (5) South $60^{\circ}01'49''$ West - 162.13 feet;
- (6) South $78^{\circ}41'13''$ West - 75.00 feet;
- (7) North $70^{\circ}50'22''$ West - 78.97 feet;
- (8) North $68^{\circ}09'20''$ West - 197.81 feet;

Thence South $03^{\circ}05'43''$ West on a bearing toward the South $\frac{1}{4}$ corner of said Section 5 a distance of 3866.13 feet to said South $\frac{1}{4}$ corner of Section 5; Thence South $89^{\circ}30'02''$ East along the South line of the Southeast $\frac{1}{4}$ of said Section 5 a distance of 40.04 feet; Thence North $03^{\circ}05'43''$ East parallel with the second to last course just described a distance of 2230.17 feet; Thence South $89^{\circ}30'02''$ East parallel with said south line of the Southeast $\frac{1}{4}$ of Section 5 a distance of 816.28 feet; Thence South $51^{\circ}44'01''$ East a distance of 400.51 feet to a point on said Northerly line of a strip of land, 100 feet wide, conveyed to the Henrylyn Irrigation District, for the Denver-Hudson Canal, by deed recorded October 14, 1911 in Book 57 at Page 199; Thence North $72^{\circ}33'46''$ East along said Northerly line of the Denver-Hudson Canal a distance of 338.67 feet to the True Point of Beginning, County of Adams, State of Colorado.

[illegible]

The report must be typed or printed in **BLACK INK**. All changes on the form must be initialed and dated. Attach additional sheets if more space is required. Each additional sheet must be identified at the top by the well owner's name, the permit number, form name/number and a sequential page number. Report depths in feet below ground surface.

This form may be reproduced by photocopy methods, or by computer generation with prior approval by the State Engineer. Photocopy reproductions must retain margins and print quality of the original form.

The original form must be submitted to the State Engineer's Office within 60 days after completing the well or 7 days after the permit expiration date, whichever is earlier.

A copy of the form must be provided to the well owner.

1. Complete the Well Permit Number in full.
2. Fill in Name and Mailing Address of Well Owner where correspondence should be sent.
3. Complete the blocks for the actual location of the well where drilled. If the owner has more than one well serving this property, provide the identification (Owner's Designation) for this well. **DO NOT USE THE OWNER SUPPLIED LOCATION** unless a survey has been provided. For wells located in subdivisions the lot, block and subdivision information must also be provided.
4. Report the ground surface elevation in feet above sea level if available. This value may be obtained from a topographic map. Describe the drilling method used to construct the well and the date completed. Indicate the total depth drilled and the actual completed depth of the well.
5. Fully describe the materials encountered in drilling. Do not use formation names unless they are in conjunction with a description of materials.
Examples of descriptive terms include:
Grain size—Boulders, gravel, sand, silt, clay.
Hardness—Loose, soft, tight, hard, very hard.
Color—All materials. Most critical in sedimentary rock.
Depth when water is encountered (if it can be determined).
6. Provide the diameters of the drilled bore hole.
7. The outside diameter, kind, wall thickness and interval of casing lengths must be indicated.
8. Indicate the type and size of filter (gravel) pack and the interval where placed.
9. Indicate the type and setting depth for any packers installed.
10. The density of the grout slurry must be reported and may be indicated as pounds per gallon, gallons of water per sack, total gallons of water and number of sacks used, etc. Specify the grout placement method, i.e. tremie pipe or positive displacement. The percentage of additives mixed with the grout should be reported under remarks.
11. Record the type and the amount of disinfection used, how placed and the length of time left in the hole.
12. Report well test data as required by Rule 10.7. Spaces are provided to report all measurements made during the test. The report should show that the test complied with the provisions of the rules. If a test was not performed explain when it will be done. If available, report clock time when measurements were taken.
13. Fill in Company Name and Address of Contractor who constructed the well. The report must be signed by the licensed contractor responsible for the construction of the well.

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

LIC

APPLICANT

WELL PERMIT NUMBER 196771
DIV. 1 CNTY. 1 WD 2 DES. BASIN MD

Lot: Block: Filling: Subdiv:

CARL ANDERSON
6113 UNO ST
ARVADA CO 80003-

(303)430-9393

APPROVED WELL LOCATION
ADAMS COUNTY

SW 1/4 NE 1/4 Section 5
Twp 1 S RANGE 65 W 6th P.M.

DISTANCES FROM SECTION LINES

3000 Ft. from South Section Line
2000 Ft. from East Section Line

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

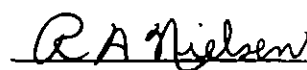
- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a tract of land of 35.2 acres described as part of the E $\frac{1}{2}$ of Section 5, Twp. 1 South, Rng. 65 West, 6 P.M., more particularly described as Parcel 11 on the attached Exhibit A.
- 4) The use of ground water from this well is limited to ordinary household purposes inside not more than three single family dwellings, fire protection, the watering of poultry, domestic animals, and livestock on farms and ranches, and the irrigation of not over one acre of home gardens and lawns.
- 5) Production from this well is restricted to the Lower Arapahoe aquifer which corresponds to the interval between 385 feet and 685 feet below ground surface. Plain casing shall be installed and grouted to prevent production from other zones.
- 6) The maximum pumping rate shall not exceed 15 GPM.
- 7) The return flow from the use of the well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 8) This well shall be constructed not more than 200 feet from the location specified on this permit.

Note: To insure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

Note: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines 7/23/96

APPROVED
JSG


State Engineer


By

Receipt No. 0401826

DATE ISSUED JUL 23 1996

EXPIRATION DATE JUL 23 1998

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN ST., RM. 818, DENVER CO 80203
phone - info: (303) 866-3587 main: (303) 866-3581

RECEIVED

JUN 06 1996

196771

RESIDENTIAL

(Note: You may also use this form to apply for livestock watering wells.)

Water Well Permit Application

Review instructions prior to completing form

STATE ENGINEER
COLORADO

Must be completed in black ink or typed

1. APPLICANT INFORMATION				6. USE OF WELL (check appropriate entry or entries)			
Name of applicant CARL ANDERSON				See instructions to determine use(s) for which you may qualify -- ☐ A. Ordinary household use in one single-family dwelling (NO outside use) ☒ B. Ordinary household use in 1 to 3 single-family dwellings: Number of dwellings: <u>1</u> ☒ Home garden/lawn irrigation, not to exceed 1 acre: area irrigated <u>1</u> sq. ft. ☐ acre ☒ Domestic animal watering -- (non-commercial) ☐ C. Livestock watering (on farm/ranch/range/pasture)			
Mailing Address 6113 UNO ST							
City ARVADA		State CO		Zip code 80003			
Telephone Number (include area code) 303 430 9393							
2. TYPE OF APPLICATION (check applicable box(es))				7. WELL DATA			
☒ Construct new well		☐ Use existing well		Maximum pumping rate 15 gpm		Annual amount to be withdrawn 3 acre-feet	
☐ Replace existing well		☐ Change / Increase Use		Total depth 500 feet		Aquifer LOW ARAPAHOE	
☐ Change (source) aquifer		☐ Reapplication (expired permit)					
☐ Other:							
3. REFER TO (if applicable):				8. TYPE OF RESIDENTIAL SEWAGE SYSTEM			
Water court case #		Permit #		☒ Septic tank / absorption leach field			
Verbal # -VE-		Monitoring hole acknowledgment # MH-		☐ Central system District name: _____			
Well name or #				☐ Vault Location sewage to be hauled to: _____			
4. LOCATION OF WELL				☐ Other (attach copy of engineering design)			
County ADAMS		Quarter/quarter SW 1/4		Quarter NE 1/4		9. PROPOSED WELL DRILLER (optional)	
Section 5		Township N or S 1		Range E or W 65		Name JOHNS WELL DRILLING	
Principal Meridian 6TH						Licensee number	
Distance of well from section lines 3000 ft. from ☒ N ☒ S 2000 ft. from ☒ E ☐ W				10. SIGNATURE of applicant(s) or authorized agent			
Well location address, if different from applicant address (if applicable) 25525 E 160TH BRIGHTON				The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.			
For replacement wells only - distance and direction from old well to new well feet direction				Must be original signature Carl Anderson			
5. TRACT ON WHICH WELL WILL BE LOCATED				Title			
A. You must check one of the following - see instructions ☐ Subdivision: Name _____ Lot no. _____ Block no. _____ Filing/Unit _____ ☐ County exemption (attach copy of county approval & survey) Name/no. _____ Tract no. _____ ☐ Mining claim (attach copy of deed or survey) Name/no. _____ ☒ Other (attach legal description to application)				Date			
B. STATE PARCEL ID# (optional):				OPTIONAL INFORMATION			
C. # acres in tract 35.4		D. Are you the owner of this property? ☒ YES ☐ NO (if no - see detailed inst.)		USGS map name		DWR map no. 34 E	
				Surface elev. 5080			
				Office Use Only 35 LARV USE - None in SW/NE C-UCB - None in Sec 5 UL-V Toad-V My land 15.00 35.2 Acres Known as Parcel 11 (Pt E 1/2 of Sec 5)		Leela helped with my DIV 1 E CO 01 OR WD 60.00 BA _____ USE _____ MD _____	
E. Will this be the only well on this tract? ☒ YES ☐ NO (if other wells are on this tract - see detailed inst.)				CASH TRN401826 060696 DIV OF WATER RESOURCES			

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JUN 06 1996

EXEMPT WELL DATA SHEET - DENVER BASIN, COLORADO

APPLICANT: ANDERSON RECEIPT NO.
LOCATION: SW1/4 OF NE1/4 OF SEC. 5, T.1S., R.65W. (2280 NSL, 2000 ESL)

WATER RESOURCES
STATE ENGINEER
COLO.

PROPOSED AQUIFER:
SURFACE ELEVATION: 5080 NUMBER OF ACRES IN TRACT: 35

IS PROPERTY WITHIN SERVICE BOUNDARIES OF MUNICIPALITY S.B.5 CONSENT MAPS? NO YES
IF SUBDIVISION IS UNDER AUGMENTATION PLAN, CASE NO. IS , DIV.
IF SUBDIVISION WAS RECOMMENDED FOR APPROVAL BY THE WATER MANAGEMENT BRANCH, DATE OF LETTER IS
INFORMATION ON SUBDIVISION OR TRACT OF LAND/SPECIAL RESTRICTIONS:

evaluated by LR on JUNE 6, 1996

AQUIFER	ELEVATION		NET SAND	DEPTH TO		ANNUAL APPROP A-F	STATUS
	BOT.	TOP		BOT.	TOP		
UPPER DAWSON	---	---	---	---	---	---	---
LOWER DAWSON	---	---	---	---	---	---	---
DENVER	---	---	---	---	---	---	---
UPPER ARAPAHOE	4768	4987	23	312	93	1.309	NNT
LOWER ARAPAHOE	4394	4693	104	686	387	6.188	NT
LARAMIE-FOX HILLS	3801	4067	142	1279	1013	7.403	NT

note: E indicates location is at aquifer boundary and values may be more approximate.
* indicates the proposed aquifer.

All values are interpolated from the S.B.5 data base assembled in November of 1986.

EXHIBIT "A"

RECEIVED

JUN 06 1996

WATER RESOURCES
STATE ENGINEER
COLORADO

Best Copy Available

PART OF SECTION FIVE (5), TOWNSHIP ONE (1) SOUTH,
RANGE SIXTY-FIVE (65) WEST OF THE SIXTH (6TH) PRINCIPAL
MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 5;
THENCE NORTH 89°35'56" WEST ON AN ASSUMED BEARING ALONG THE
EAST-WEST CENTERLINE OF SAID SECTION 5 A DISTANCE OF 210.00
FEET;
THENCE SOUTH 00°08'18" WEST PARALLEL WITH AND 210 FEET
WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID
SECTION 5 AND ALONG THE WEST LINE OF THAT PARCEL CONVEYED
TO PUBLIC SERVICE COMPANY OF COLORADO BY DEED RECORDED MAY
18, 1960 IN BOOK 845 AT PAGE 146 A DISTANCE OF 627.38 FEET
TO A POINT ON THE NORTHERLY LINE OF A STRIP OF LAND, 100
FEET WIDE, CONVEYED TO THE HENRYLYN IRRIGATION DISTRICT,
FOR THE DENVER-HUDSON CANAL, BY DEED RECORDED OCTOBER 14,
1911 IN BOOK 57 AT PAGE 199; THENCE WESTERLY ALONG THE
NORTHERLY LINE OF SAID DENVER-HUDSON CANAL, THE FOLLOWING
4 COURSES: (1) NORTH 84°11'18" WEST -- 389.36 FEET;

(2) NORTH 76°45'01" WEST -- 195.41 FEET;
(3) NORTH 84°48'08" WEST -- 118.34 FEET; (4) SOUTH
78°01'39" WEST -- 127.14 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 32°50'08" WEST A DISTANCE OF 1199.97 FEET;
THENCE NORTH 00°12'00" EAST A DISTANCE OF 673.00 FEET;
THENCE NORTH 47°02'58" EAST A DISTANCE OF 155.75 FEET TO
A POINT ON THE SOUTHERLY LINE OF A STRIP OF LAND,
80 FEET WIDE, CONVEYED TO THE FARMERS RESERVOIR AND
IRRIGATION COMPANY, FOR THE NERES CANAL, BY DEED
RECORDED SEPTEMBER 13, 1913 IN BOOK 35 AT PAGE 377;
THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF THE NERES
CANAL, THE FOLLOWING 8 COURSES:
(1) NORTH 53°53'57" WEST -- 77.99 FEET;
(2) NORTH 62°30'55" WEST -- 76.61 FEET;
(3) NORTH 79°54'16" WEST -- 82.06 FEET;
(4) SOUTH 79°46'57" WEST -- 70.33 FEET;
(5) SOUTH 60°01'49" WEST -- 162.13 FEET;
(6) SOUTH 78°41'13" WEST -- 75.00 FEET;
(7) NORTH 70°50'22" WEST -- 78.97 FEET;
(8) NORTH 68°09'20" WEST -- 197.81 FEET;

THENCE SOUTH 03°05'43" WEST ON A BEARING TOWARD THE SOUTH
1/4 CORNER OF SAID SECTION 5 A DISTANCE OF 3866.13 FEET TO
SAID SOUTH 1/4 CORNER OF SECTION 5;
THENCE SOUTH 89°30'02" EAST ALONG THE SOUTH LINE OF THE
SOUTHEAST 1/4 OF SAID SECTION 5 A DISTANCE OF 40.04 FEET;
THENCE NORTH 03°05'43" EAST PARALLEL WITH THE SECOND TO
LAST COURSE JUST DESCRIBED A DISTANCE OF 2230.17 FEET;
THENCE SOUTH 89°30'02" EAST PARALLEL WITH SAID SOUTH LINE
OF THE SOUTHEAST 1/4 OF SECTION 5 A DISTANCE OF 816.26 FEET;
THENCE SOUTH 51°44'01" EAST A DISTANCE OF 400.51 FEET TO
A POINT ON SAID NORTHERLY LINE OF A STRIP OF LAND, 100 FEET
WIDE, CONVEYED TO THE HENRYLYN IRRIGATION DISTRICT, FOR
THE DENVER-HUDSON CANAL, BY DEED RECORDED OCTOBER 14, 1911
IN BOOK 57 AT PAGE 199;
THENCE NORTH 72°33'46" EAST ALONG SAID NORTHERLY LINE OF
THE DENVER-HUDSON CANAL A DISTANCE OF 338.67 FEET TO THE
TRUE POINT OF BEGINNING,
COUNTY OF ADAMS, STATE OF COLORADO

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN ST., RM. 818, DENVER CO 80203
phone - info: (303) 866-3587 main: (303) 866-3581

RESIDENTIAL * (Note: You may also use this form to apply for livestock watering)
Review instructions prior to completing form

Water Well Permit Application
Must be completed in black ink or typed

1. APPLICANT INFORMATION				6. USE OF WELL (check appropriate entry or entries)			
Name of applicant <u>CARL ANDERSON</u>				See instructions to determine use(s) for which you may qualify --			
Mailing Address <u>6113 UNO ST ARVADA CO 80003</u>				☐ A. Ordinary household use in one single-family dwelling (NO outside use)			
City State Zip code <u>303 430 9393</u>				☒ B. Ordinary household use in 1 to 3 single-family dwellings: Number of dwellings: <u>1</u>			
Telephone Number (include area code)				☒ Home garden/lawn irrigation, not to exceed 1 acre: area irrigated <u>1 ac</u> ☐ sq. ft. ☒ acre			
2. TYPE OF APPLICATION (check applicable box(es))				☒ Domestic animal watering -- (non-commercial)			
☒ Construct new well ☐ Use existing well				☐ C. Livestock watering (on farm/ranch/range/pasture)			
☐ Replace existing well ☐ Change / Increase Use				7. WELL DATA			
☐ Change (source) aquifer ☐ Reapplication (expired permit)				Maximum pumping rate <u>15</u> gpm Annual amount to be withdrawn <u>3</u> acre-feet			
☐ Other:				Total depth <u>500</u> feet Aquifer <u>U ARAPHOE</u>			
3. REFER TO (if applicable):				8. TYPE OF RESIDENTIAL SEWAGE SYSTEM			
Water court case #		Permit #		☒ Septic tank / absorption leach field			
Verbal # <u>-VE-</u>		Monitoring hole acknowledgment # MH-		☐ Central system District name: _____			
Well name or #				☐ Vault Location sewage to be hauled to: _____			
4. LOCATION OF WELL				☐ Other (attach copy of engineering design)			
County <u>ADAMS</u>		Quarter/quarter <u>1/4</u>		Quarter <u>1/4</u>		9. PROPOSED WELL DRILLER (optional)	
Section <u>5</u>		Township N or S <u>1</u> ☐ ☒		Range E or W <u>65</u> ☐ ☒		Name <u>JOHNS WELL DRILLING</u>	
Principal Meridian <u>6TH</u>		Distance of well from section lines ft. from ☐ N ☐ S ft. from ☐ E ☐ W		License number		10. SIGNATURE of applicant(s) or authorized agent	
Well location address, if different from applicant address (if applicable) <u>25525 E 160th BRIGHTON CO</u>				The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.			
For replacement wells only - distance and direction from old well to new well feet direction				Must be original signature <u>Carl Anderson</u>			
5. TRACT ON WHICH WELL WILL BE LOCATED				Title _____ Date _____			
A. You must check one of the following - see instructions				OPTIONAL INFORMATION			
☐ Subdivision: Name _____				USGS map name		DWR map no.	
Lot no. <u>11</u> Block no. _____ Filing/Unit _____				Surface elev.		Office Use Only	
☐ County exemption (attach copy of county approval & survey) Name/no. _____ Tract no. _____				DIV _____			
☐ Mining claim (attach copy of deed or survey) Name/no. _____				CO _____			
☐ Other (attach legal description to application)				WD _____			
B. STATE PARCEL				BA _____			
ID# (optional):				USE _____ MD _____			
C. # acres in tract <u>35 +</u>		D. Are you the owner of this property? ☒ YES ☐ NO (if no - see detailed inst.)					
E. Will this be the only well on this tract? ☒ YES ☐ NO (if other wells are on this tract - see detailed inst.)							

RESIDENTIAL APPLICATIONS - GENERAL INSTRUCTIONS

There are a variety of uses for ground water in Colorado. This form (GWS-44) can be used when applying for a permit for a new well or replacement of an existing well for the following types of uses:

ORDINARY HOUSEHOLD USE inside one single family residence (NO outside water use allowed)

OTHER RESIDENTIAL USE (sometimes referred to as "domestic" use) which may include use in up to three single-family residences, watering of up to one acre of home gardens and lawns, and watering of domestic animals

LIVESTOCK WATERING on a farm, ranch, range, or pasture

If you are applying for a NEW household use only well, or for a NEW 35 + acre residential well outside the Denver Basin or Designated Basins of eastern Colorado, please use simplified forms GWS-49 or GWS-50. DO NOT use this form for registration of an existing unpermitted well (Use Form GWS-12), monitoring/observation wells (Use Form GWS-46), gravel pit wells (Use Form GWS-27), or for other uses not listed above, including - commercial, industrial, crop irrigation, municipal, etcetera (Use GENERAL PURPOSE Form GWS-45).

FEES Applications must be submitted with the appropriate required non-refundable filing fees. The required filing fee for most well permit applications is \$60. The filing fees for replacement or deepening well permit applications for most previously permitted residential and livestock water wells is \$20. Checks should be payable to the COLORADO DIVISION OF WATER RESOURCES.

Applications are evaluated in chronological order. Please allow approximately six weeks for processing.

APPLICATIONS must be completed clearly, and legibly, in BLACK INK or typed. ALL ITEMS in the application must be completed. Incomplete applications may be returned to the applicant for more information. Do not change or alter the application in any way.

THE LOCATION of the well in item 4 must be correctly and accurately described. The county, quarter/quarter, section, township, range, principal meridian, and distance from section lines must be provided.

NOTE: Distances are not necessarily the same distances as the distances from (your) property lines.

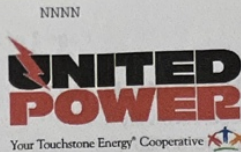
For additional assistance in describing the location of your well, review the publication entitled "How to Determine Well Location" which was provided with your packet, or can be requested from any Colorado Division of Water Resource office.

A LEGAL DESCRIPTION of your lot or parcel of land is required in item 5. For tracts of less than 35 acres approval may depend upon whether the tract was created by a division of land after June 1, 1972. If your lot is less than 35 acres in size, it would be prudent to have a deed or legal description that shows your tract was divided from a larger tract prior to June 1, 1972. This may be accomplished by obtaining a copy of a deed for the tract issued prior to June 1, 1972.

An ORIGINAL signature must be on each application. The applicant's authorized agent may sign the application, if a letter signed by the applicant is submitted with the application authorizing them to act as agent for the purpose of obtaining a well permit.

IF YOU HAVE ANY QUESTIONS regarding any item on the application form, please call the Division of Water Resources Ground Water Information Desk (303-866-3587), or the nearest Division of Water Resources Field Office located in Greeley (970-352-8712), Pueblo (719-542-3368), Alamosa (719-589-6683), Montrose (970-249-6622), Glenwood Springs (970-945-5665), Steamboat Springs (970-879-0272), or Durango (970-247-1845).

DETAILED INSTRUCTIONS ARE AVAILABLE UPON REQUEST



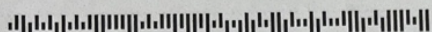
500 Cooperative Way
Brighton CO 80603-8728

www.unitedpower.com

Member Services 303-637-1300
Payments 844-980-3030
Report an Outage 303-637-1350

4843 1 AB 0.641
IGNACIO MOTA RODRIGUEZ
PO BOX 663
HUDSON CO 80642-0663

5 4843
C-15



Payment Due By
05/13/2026

Total Due
\$629.37

From Date	To Date	Days	Billing Date
03/21/2026	04/20/2026	30	04/23/2026

Service Address **25525 E 160TH AVE
RESIDENCE**

Account # **2898704** District **CENTRAL** Cycle **4**



Rate	Meter	Prev Rdg	Pres Rdg	Mult	kWh	Dmd
R1	1568398	88927	93481	1	4554	12.584
Demand Time/Date 03/28/2026 10:00 AM						

ACTIVITY SINCE LAST BILL

Previous Balance	909.18
Payment Received - Thank You	-909.18
Balance Forward	0.00

CURRENT BILLING DETAIL

Energy Charge	4,554 KWH @ 0.1184	539.19
Demand Charge	12.584 KW @ 4.55	57.26
Lighting Led 100/110W	1 Light	10.92
Fixed Charge		22.00
Current Month		629.37

TOTAL DUE [PAID BY AUTO PAY ON 05/13/2026] 629.37

IGNACIO MOTA RODRIGUEZ
PO BOX 663
HUDSON CO 80642-0000

Payment Due By
05/13/2026

Total Due
\$629.37

Amount Enclosed \$ **PAID BY AUTO PAY**

Account # **2898704**



United Power
Operation Round-Up
FOUNDATION

☐ Want your small change to give back? Round-up your bill to \$630.00 and check here to enroll in our Round-Up Assistance program.



Pay Your Bill Online
Visit www.unitedpower.com



Pay Your Bill By Phone
Call 844-980-3030

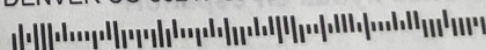


Pay Your Bill By Mail
Return Stub with check payment

Please Make Checks Payable and Return to:

UNITED POWER
PO BOX 173703
DENVER CO 80217-3703

4



00028987046 0000000000 0000629371 0000000000



Property Report

Parcel Number: 0156700000307

Account Type: Residential

Ownership Information	Property Address
RMI INVESTMENTS LLC 25525 E 160TH AVE BRIGHTON CO 80603-8478	25525 E 160TH AVE

Account Summary

Legal Description

SECT,TWN,RNG:5-1-65 DESC: PT OF SEC 5/1/65 DESC AS FOL BEG AT E4 COR SD SEC TH N 89D 35M 56S W 210 FT TH S 00D 08M 18S W 627/38 FT TO A PT ON NLY LN OF STRIP OF LAND 100 FT WIDE TO HENRYLN IRRIG DIST FOR DENVER-HUDSON CANAL BY DEED RECORDED BOOK 57 PAGE 199 TH WLY THE FOL 4 COURSES 1)N 84D 11M 18S W 389/36 FT 2)N 76D 45M 01S W 195/41 FT 3)N 84D 48M 08S W 118/34 FT 4)S 78D 01M 39S W 127/14 FT TO TRUE POB TH N 39D 50M 08S W 1199/97 FT TH N 00D 12M 00S E 673 FT TH N 47D 02M 58S E 155/75 FT TO A PT ON SLY LN STRIP OF LAND 80 FT WIDE TO FARMERS RESV & IRRIG CO FOR NERES CANAL BY DEED RECORDED BOOK 35 PAGE 377 TH WLY THE FOL 8 COURSES 1)N 53D 53M 57S W 77/99 FT 2)N 62D 30M 55S W 76/61 FT 3)N 79D 54M 16S W 82/06 FT 4)S 79D 46M 57S W 70/33 FT 5)S 60D 01M 49S W 162/13 FT 6)S 78D 41M 13S W 75 FT 7)N 70D 50M 22S W 78/97 FT 8)N 68D 09M 20S W 197/81 FT TH S 03D 05M 43S W 3866/13 FT TO S4 COR SEC 5 TH S 89D 30M 02S E 40/04 FT TH N 03D 05M 43S E 2230/17 FT TH S 89D30M 02S E 816/28 FT TH S 51D 44M 01S E 400/51 FT TO PT ON SD NLY LN DENVER- HUDSON CANAL TH N 72D 33M 46S E 338/67 FT TO TRUE POB 35/211A

Subdivision Plat

N/A

Account Summary

Account Numbers	Date Added	Tax District	Local Gov Mill Levy	School Mill Levy
R0000990	On or Before 01/01/1996	290	49.698	56.290
R0000991	On or Before 01/01/1996	292	50.678	56.290

Permits

Permit Cases



Statement Of Taxes Due

Account Number R0000991

Assessed To

Parcel 0156700000307

RMI INVESTMENTS LLC
25525 E 160TH AVE
BRIGHTON, CO 80603-8478

Legal Description

SECT,TWN,RNG:5-1-65 DESC: PT OF SEC 5/1/65 DESC AS FOL BEG AT E4 COR SD SEC TH N 89D 35M 56S W 210 FT TH S 00D 25525 E 160TH AVE
08M 18S W 627/38 FT TO A PT ON NLY LN OF STRIP OF LAND 100 FT WIDE TO HENRYLN IRRIG DIST FOR DENVER-
HUDSON CANAL BY DEED RECORDED BOOK 57 PAGE 199 TH WLY THE FOL 4 COURSES 1)N 84D 11M 18S ... Additional
Legal on File

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2025	\$6,574.50	\$0.00	\$0.00	(\$6,574.50)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/10/2026					\$0.00

Tax Billed at 2025 Rates for Tax Area 292 - 292

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.7150000	\$213.95	RES IMPRV LAND	\$435,798	\$27,240
CENTRAL COLO WATER CONSERVA	0.9800000*	\$56.44	SINGLE FAMILY RES	\$401,202	\$25,080
FIRE DISTRICT 6 - GREATER B	17.5040000	\$1,008.06	1217	\$84,249	\$5,270
GENERAL	23.3550000	\$1,345.02	Total	\$921,249	\$57,590
RETIREMENT	0.3140000	\$18.08			
ROAD/BRIDGE	1.3000000	\$74.87			
DEVELOPMENTALLY DISABLED	0.2570000	\$14.80			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$5.76			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$51.83			
SOCIAL SERVICES	2.2530000	\$129.75			
Taxes Billed 2025	50.6780000	\$2,918.56			

* Credit Levy

Tax Billed at 2025 Rates for Tax Area 292 - 292

Authority	Mill Levy	Amount	Values	Actual	Assessed
SD 27 BOND (Brighton)	20.0410000	\$1,301.63	RES IMPRV LAND	\$435,798	\$30,724
SD 27 GENERAL (Brighton)	36.2490000	\$2,354.31	SINGLE FAMILY RES	\$401,202	\$28,285
Taxes Billed 2025	56.2900000	\$3,655.94	1217	\$84,249	\$5,940
			Total	\$921,249	\$64,948

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160



TRAFFIC ENGINEERING MEMORANDUM

TO: Adams County, Colorado
FROM: Tim Noordewier, P.E., PTOE (WSP USA Inc.)
CC: Larry Haas (Lighthouse Transportation Group, LLC)
SUBJECT: Fresh Angus Beef Retail Store – Trip Generation Memorandum
DATE: May 27, 2026

WSP USA Inc. (WSP) has prepared this Traffic Engineering Memorandum for Adams County relating to the development of a new 2,000 SF fresh angus beef retail store. The proposed store (site location) is at 25525 East 160th Avenue in Brighton, CO, located northeast of Denver (shown in **Appendix A**). The following information regarding the proposed store operations was provided to WSP:

- Hours of operation: Monday-Friday 9 AM to 3 PM
- Employees: 20
- Daily estimated meat to be sold: 200 lbs.
- Estimated meat sold per transaction: 10-15 lbs.

WSP reviewed existing traffic volumes along East 160th Avenue using available traffic data from Adams County (shown in **Appendix B**) and utilized client-provided information regarding site operations to develop an estimate of future site trip generation for the proposed store. This memorandum summarizes our findings for the above-referenced project.

Existing Roadway Network

WSP performed a desktop review of the site and surrounding roadway network using Nearmap™ Digital Imagery, Google Maps, Google Street View, and other available public data, in addition to provided photographs of the proposed use. The subject site is located along the north side of East 160th Avenue between Harvest Road and Powhatan Road at 25525 East 160th Avenue. Primary access to the site is provided along East 160th Avenue via a private unpaved access road (driveway). A placefinding sign displaying the property's address is present at the site driveway adjacent to East 160th Avenue (shown below in **Figure 1**).



Figure 1: Placefinding Sign at Site Driveway (adjacent to East 160th Avenue), taken 5/12/26

East 160th Avenue is a two-lane rural roadway that runs east-west, providing connection to I-76. The roadway consists of approximately 10-foot-wide travel lanes in each direction, supplemented by 2-foot shoulders. Directional lanes are defined with dashed yellow centerline striping and solid white edge lines to define the shoulder areas. The posted speed limit along this corridor is 40 miles per hour (mph), which functions as a low-speed rural roadway.

The site access road (driveway) is a private north-south unpaved road approximately 30 feet in width, extending roughly 3,200 feet north from East 160th Avenue into the interior of the property. The access road is bordered by stakes and wiring, and its width allows for two-way vehicular movement. The intersection between the site driveway and East 160th Avenue forms an uncontrolled T-Intersection.

Existing Traffic Volumes

Traffic count data was not collected specifically for this project. However, Adams County provides publicly available traffic volume data for East 160th Avenue near the site location. Adams County reports an Average Annual Daily Traffic (AADT) volume along East 160th Avenue approximately 2.4 miles west of the site entrance. The most recently available data (2024) indicates an AADT along East 160th Avenue of 1,718 vehicles per day. It should be noted that this count location is near the I-76 frontage road intersection with East 160th Avenue, which may influence traffic volumes. Due to the site driveway location being approximately 2.4 miles further east than the count (and further away from I-76), it is



anticipated that traffic volumes along East 160th Avenue adjacent to the site are less than the reported AADT from the count station provided by Adams County.

New Vehicle Trip Generation Estimate

The proposed fresh angus beef retail store is anticipated to regularly operate Monday to Friday from 9 AM to 3 PM. *The Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition* land use code 858 'Farmer's Market' provides comparable trip generation rates for the proposed fresh angus beef facility (ITE land use description for LUC 858 is included in **Appendix C**). This land use code was used to estimate new trips based on ITE methodology as shown in **Table 1**. Supporting ITE documentation is provided in **Appendix D**.

Table 1: ITE Trip Generation Estimate

Land Use Code	Description	Quantity	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
858	Farmer's Market	0.046 acres (2000 SF)	4	5	9	4	5	9

As an alternative method for estimating future site traffic, WSP prepared a trip generation estimate using owner-provided expectations for site employees and anticipated sales volumes. Based on the conservative assumption that all 20 employees would arrive in the hour preceding opening and leave in the hour after closing, and a conservative customer trip estimate based on the low end of the range of per-transaction weight sold (i.e. more trips due to fewer pounds sold per customer), it is estimated that there will be 20 daily customers (200 lbs. daily / 10 lbs. per customer = 20 daily customers). The 20 daily customers is estimated to translate to approximately four customers per hour during the six hours of operation. Using this information, **Table 2** below provides a conservative estimate of trip generation with the assumption that all employees arrive and depart before and after hours of operation. The peak hours of the generator would occur from 8-9 AM in the weekday AM peak hour and from 3 – 4 PM in the weekday PM peak hour.

Table 2: Alternate Trip Generation Estimate Using Owner-Provided Information

Description	AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
Proposed 2,000 SF Fresh Angus Beef Store	24	1	25	1	24	25

Estimated Vehicle Trip Distribution

Most of the new site trips, approximately 90%, are anticipated to originate from I-76 to the west via East 160th Avenue. This route provides the most direct connection to the I-76 corridor, which serves as the primary regional access route linking the site to the greater Denver metropolitan area. Most of the site traffic exiting the property (90%) is expected to turn right on East 160th Avenue as drivers head west to return to the greater Denver area. The remaining 10% of site trips are anticipated to originate and return to the east along East 160th Avenue. East of the site, the roadway transitions to a dead-end approximately 1.8 miles away within a residential neighborhood.



Conclusions & Recommendations

Using the more conservative trip generation estimates based upon owner-provided operational data, the proposed fresh angus beef store is expected to generate 25 new vehicle trips (24 in, 1 out) and 25 trips (1 in, 24 out) during the weekday AM and PM peak hours, respectively. Standard traffic engineering practice warrants capacity analysis (level of service and delay) when new trips exceed a threshold of 100 entering trips into an intersection during typical peak hours occurring between 7 – 9 AM or 4 – 6 PM on a weekday.

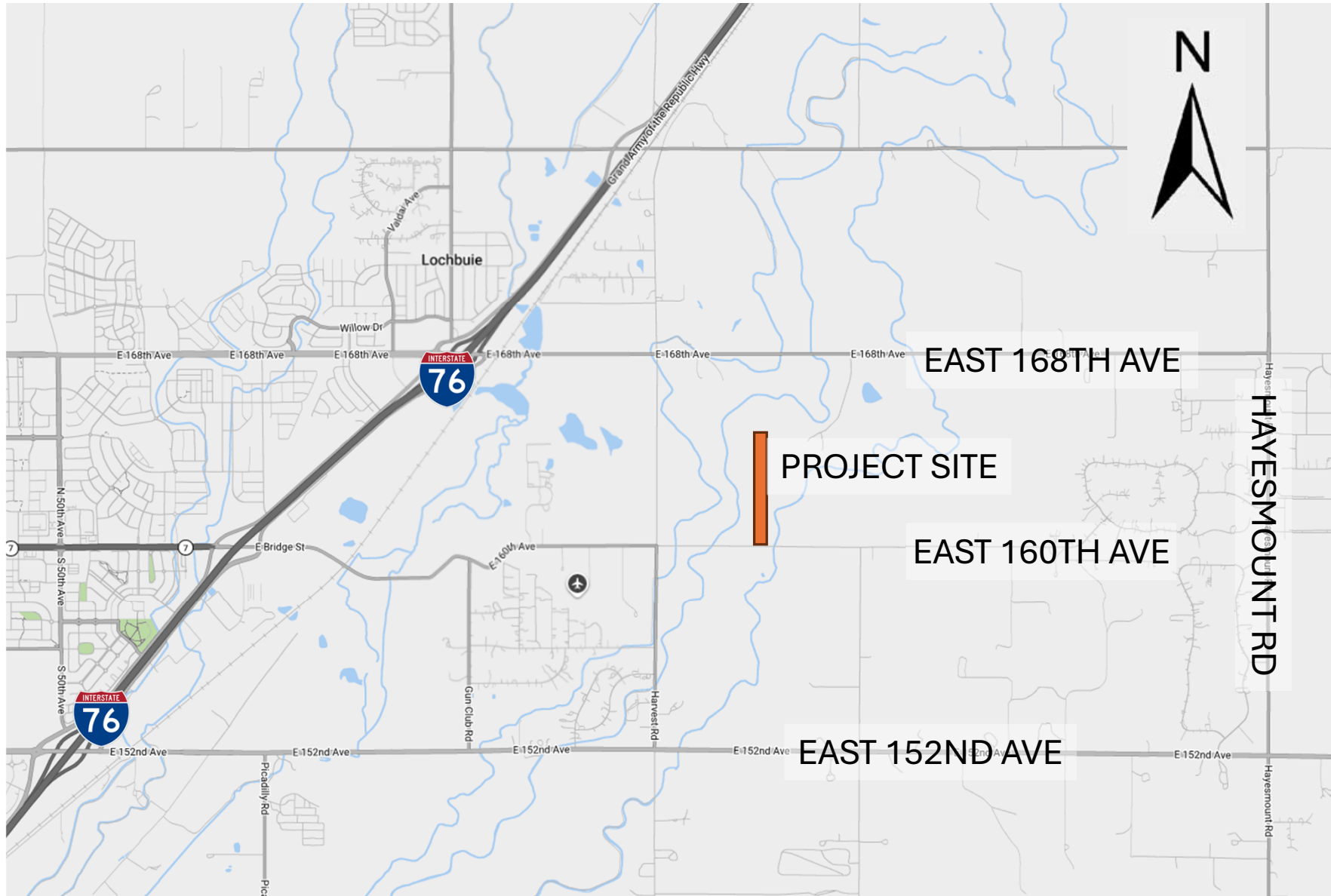
From the analysis performed herein, the projected increase due to the proposed fresh angus beef store operation would result in 25 new site trips during each peak hour, below the threshold for capacity analysis, and therefore, additional analysis is neither warranted nor recommended. An increase of 25 AM/PM peak hour trips is considered negligible with respect to traffic operational levels of service and delay performance metrics. The existing roadway network would efficiently accommodate the site traffic demand associated with the proposed fresh angus beef store, and no capacity or operational improvements are warranted at this time.

If there are any questions regarding the contents of this document, please do not hesitate to contact me at tim.noordewier@wsp.com or 303-728-1928.



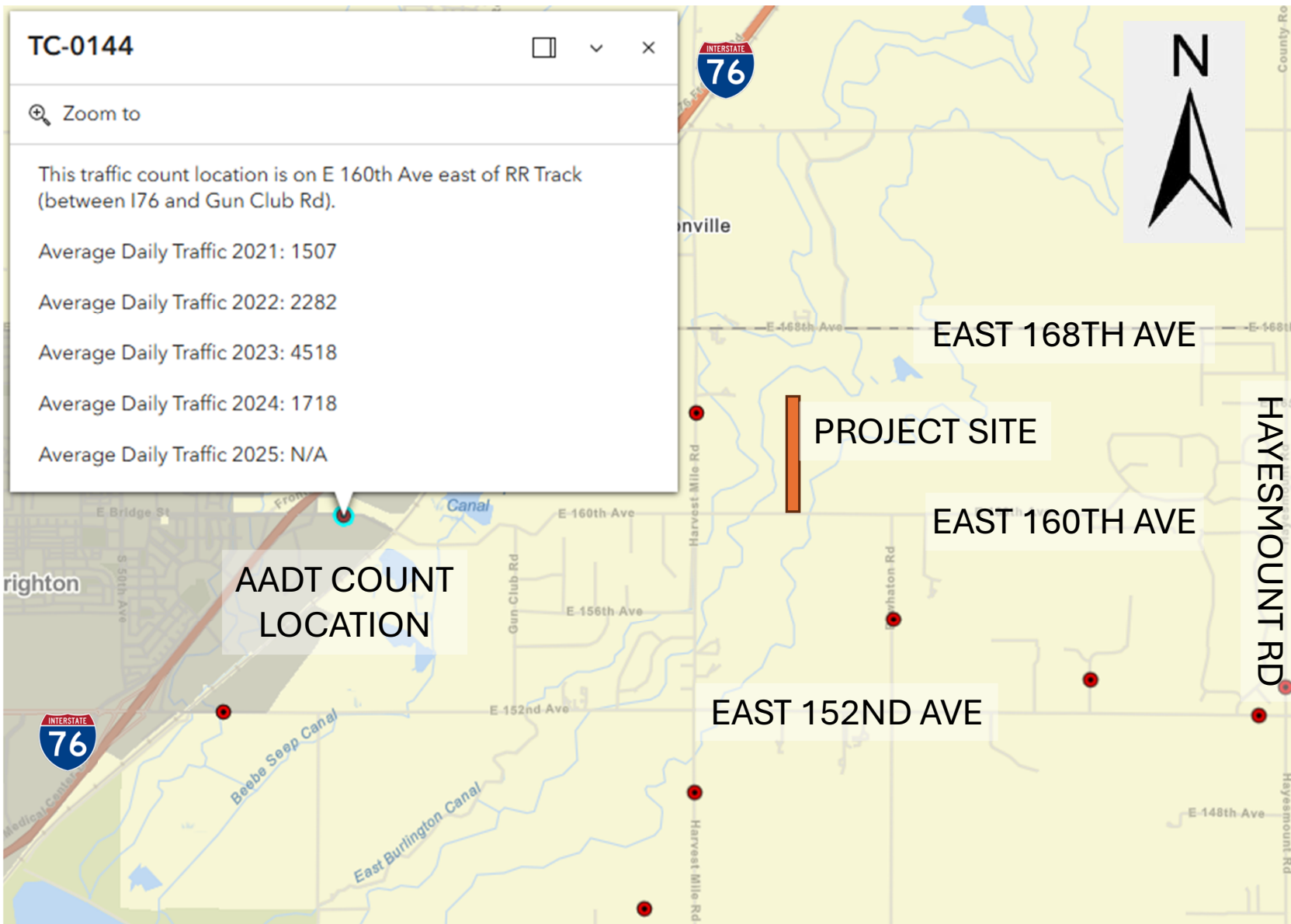
Appendix A

PROJECT SITE LOCATION



Appendix B

ADAMS COUNTY 2024 AADT COUNT



Appendix C

Land Use: 858

Farmers Market

Description

A farmers market is a food market at which local farmers sell fruit, vegetables, or other food products such as meat, cheese, and baked goods directly to consumers. A farmers market may be located in a building, a parking lot, a blocked-off section of a street, field, or other open area. It is typically open only on a weekend or a certain day of the week.

Additional Data

The sites were surveyed in the 1990s and the 2010s in Alberta (CAN), and California.

Source Numbers

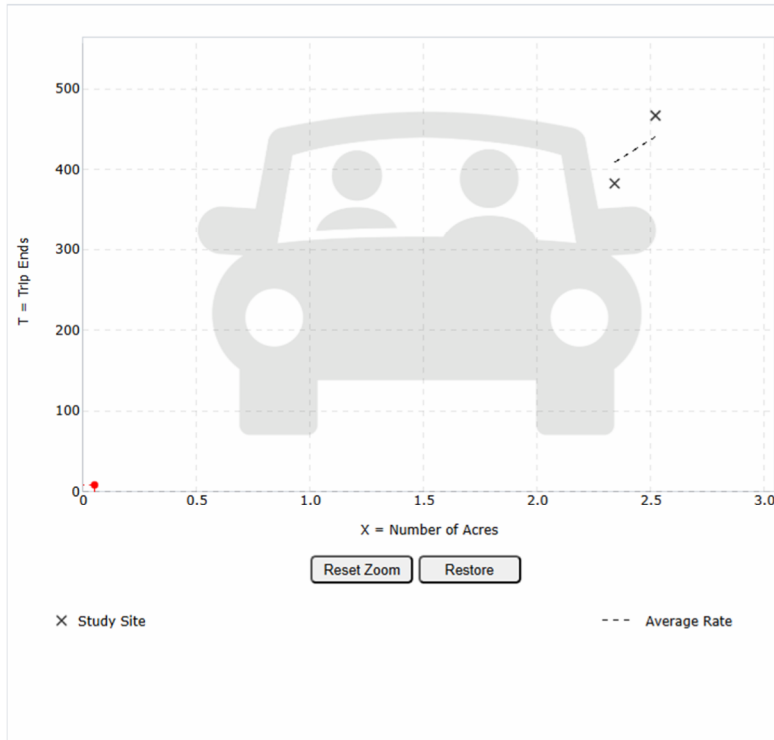
854, 975

Appendix D

PEAK AM & PEAK PM TRIP GENERATIONS

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Farmers Market (858) [Click for Description and Data Plots](#)

Independent Variable:
Acres

Time Period:
Weekday
AM Peak Hour of Generator

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
2

Avg. Num. of Acres:
2

Average Rate:
174.90

Range of Rates:
163.68 - 185.32

Standard Deviation:

Fitted Curve Equation:
Not Given

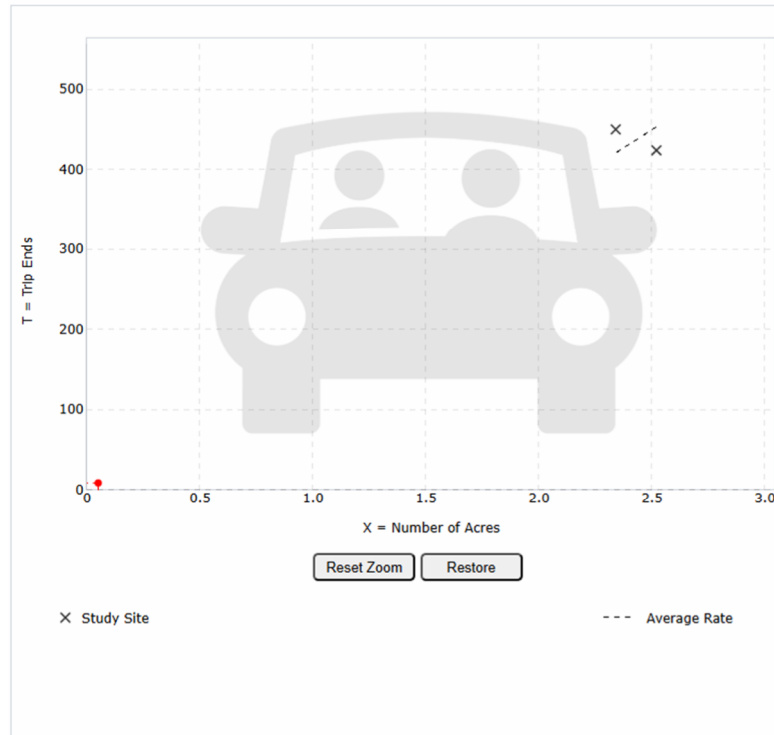
R²:

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 9 (Total), 4 (Entry), 5 (Exit)

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Farmers Market (858) [Click for Description and Data Plots](#)

Independent Variable:
Acres

Time Period:
Weekday
PM Peak Hour of Generator

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
2

Avg. Num. of Acres:
2

Average Rate:
179.84

Range of Rates:
168.25 - 192.31

Standard Deviation:

Fitted Curve Equation:
Not Given

R²:

Directional Distribution:
48% entering, 52% exiting

Calculated Trip Ends:
Average Rate: 9 (Total), 4 (Entry), 5 (Exit)